

Salisbury House
2a Salisbury Road, Leicester

Asking Price: £225,000



Oliver Rayns
ESTATE AGENTS



SALISBURY HOUSE

2A

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SALISBURY HOUSE

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- Spacious Two Bedroom Apartment
- Open-Plan Living Kitchen Dining Room
- Contemporary Kitchen With Central Island
- Private Balcony Accessed From Living Space
- Modern Family Bathroom
- Allocated Parking Space
- Secure Intercom Entry System
- Walking Distance To Leicester Railway Station & City Centre

Spacious two-bedroom apartment with en-suite, private balcony, allocated parking and impressive open-plan living, ideally positioned close to Leicester city centre and railway station.

Situated within the sought-after Salisbury House development on Salisbury Road, this spacious two-bedroom apartment offers over 900 sq. ft. of well-presented living space, complete with a private balcony, secure entry system and allocated parking.

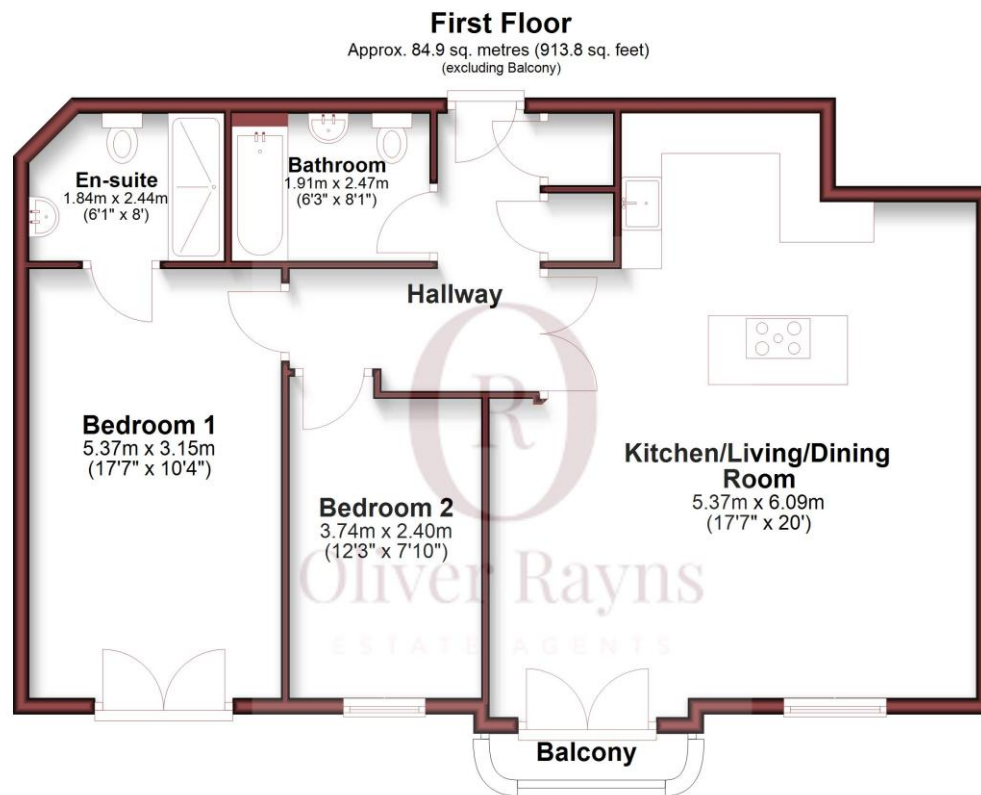


The property is accessed via a well-maintained communal entrance and opens into a welcoming hallway providing access to all principal rooms. The heart of the home is the impressive open-plan kitchen, living and dining room, creating a superb space for everyday living and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, ample storage and a central island unit, whilst French doors lead onto the private balcony and flood the room with natural light. The principal bedroom is generously proportioned and benefits from fitted wardrobes and an en-suite shower room. The second bedroom is a comfortable double room served by a modern family bathroom with a three-piece suite.

Salisbury Road sits within easy walking distance of Leicester Railway Station, the city centre, universities, restaurants and shopping facilities, making this an ideal first-time purchase or investment opportunity

Lease remaining Approx. 103 years.
Service charge Approx. £2400 per annum.
Ground rent £0.

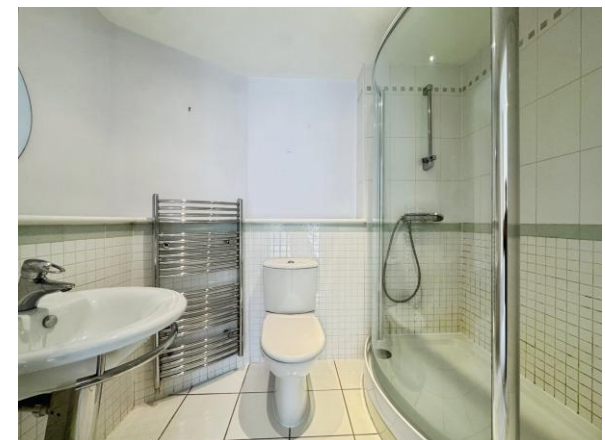




Total area: approx. 84.9 sq. metres (913.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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