



Flat 2, Print Room, 1 Rupert Street

Leicester

£185,000

Flat 2

Print Room, Leicester

Set within an attractive building in Leicester city centre, this charming ground floor flat offers private outdoor space, high ceilings, wood floors, double glazing, a fully fitted kitchen, underfloor heating, secure parking, lift access, and excellent modern features throughout.

Council Tax band: TBC

Tenure: Leasehold

- Attractive Ground Floor Apartment
- Neutral Colour Scheme Throughout Master With Fitted Wardrobes & Ensuite
- Cosy Living Room Kitchen With Fitted Appliances
- Two Double Bedrooms
- Private Garden
- No Onward Chain

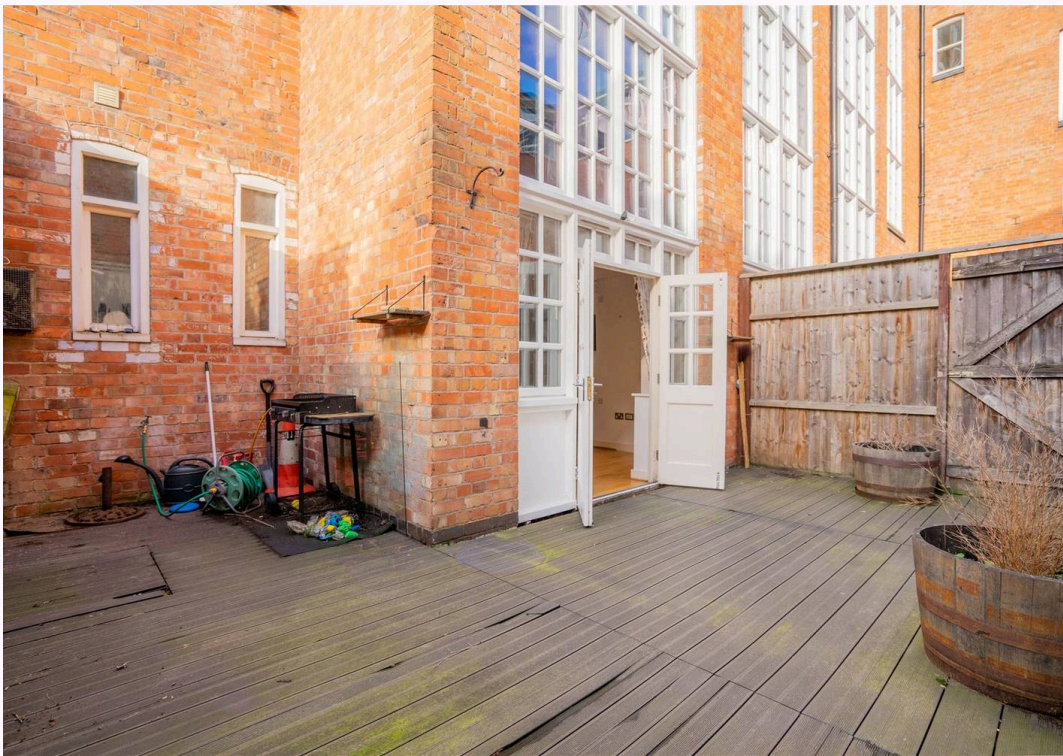
The apartment is accessed via a communal hallway and its own private front door, opening into a long entrance hall with two useful storage cupboards, one housing the water cylinder and freezer. At the end of the hall, the living room features an original column and part-glazed doors leading onto the decking.





The fully fitted kitchen is accessed from the living room and offers a range of modern wall, base and drawer units with work surfaces above. It includes a built-in oven, new induction hob with extractor hood, a one-and-a-half bowl sink with mixer taps, and a tiled floor. Integrated appliances include an under-counter fridge, washing machine, dishwasher, and the freezer located in the hall. Both double bedrooms are accessed from the hallway and benefit from built-in wardrobes with double doors. The principal bedroom enjoys a blackout window and a stylish en suite shower room, fully tiled and fitted with a low-level WC, pedestal wash hand basin with mirror-fronted cabinet, and a curved shower cubicle with glass door. The main bathroom is also fully tiled and comprises a white suite including a panelled bath, low-level WC, pedestal wash hand basin with mirror cabinet, additional wall-mounted storage with towel rail, and a separate shower cubicle with glass door. The apartment also benefits from a private garden accessed via the living room, featuring low-maintenance decking, brick wall boundaries, and wooden fencing with a rear access gate to the car park. Attractive built-in shelving adds character to the space. To the rear is a communal car park (unallocated) with individual mailboxes for each apartment within The Print Room building. A lift provides access to all floors from the communal hallway.

LEASE DETAILS: Management Company: Butlins Service Charge: £1250.46 per 6 months Lease length: 999 from 1st June 2005 Ground Rent: £100 PA This fabulous ground floor flat is beautifully presented and sits in the heart of the city centre with a host of shopping outlets, boutiques, major department stores, restaurants, cafes, bars, museums, hotels and leisure facilities on your doorstep. Leicester's mainline rail station, which provides services to London St Pancras in around an hour, is just a short distance away and there are ample transport links within walking distance. The Leicester Royal Infirmary, an excellent choice of private and state schools as well as Leicester and De Montfort universities, are all nearby. Viewings and Directions: Viewing, which is highly recommended, is by appointment only through the sole agent Oliver Rayns Postcode for Sat Nav: LE1 5XH





Restricted
Parking
Zone
At any time
No loading
at any time



THE
BRIGHT
HOLDINGS



P Min Sat
7.30am - 6.00pm
Pay at machine
Display ticket
Max stay 2 hours
No return
within 2 hours



PDI32

Ground Floor

Approx. 84.8 sq. metres (912.3 sq. feet)



Total area: approx. 84.8 sq. metres (912.3 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.



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