

# FOR SALE

## Belvoir Street Leicester LE1 6SL



### ASKING PRICE: £129,500

- A Well Presented, First Floor Apartment Within a Grade II Listed Building
- Conveniently Located In The City Centre & Within Close Proximity To Central Amenities
- Two Storey With Mezzanine Level & Spiral Staircase
- Entrance Hall, Open Plan Living Area, Kitchen, 2 Bedrooms, Dressing Room, En-suite Bathroom & Shower Room
- 999 Year Lease (914 Years Remaining)
- Currently Let At £925 pcm On a 6 Month AST From 04/03/2025 – 03/09/2025
- Offered With No Chain



## Location

This property is located on Belvoir Street, which is off Granby Street and near to many central amenities including Highcross Shopping Centre, Leicester Railway Station, restaurants, bars, shops and much more. The property is within walking distance to both, University of Leicester and De Montfort University and benefits from transport links to and from all areas of Leicester.

## Description

A well-presented first floor apartment set over two floors, within a beautiful character, Grade II Listed building. The flat briefly comprises; communal entrance hall, private entrance hall, open plan living area with a balcony to the front, kitchen with a full range of appliances, bedroom with dressing room, shower room, spiral staircase to an upper mezzanine floor providing an additional bedroom with a balcony and ensuite bathroom.

The property is currently let on a 6-month AST from 04/03/2025 – 03/09/2025 at £925 pcm.

## Accommodation

All measurements are approximate:

### Entrance Hall

Intercom, radiator and power points.

### Open Plan Living Area - 12' 7" x 13' 4" (3.83m x 4.06m)

Access to open plan kitchen, spiral staircase to mezzanine level bedroom, balcony to front, electric radiator, power points, spotlights.

### Kitchen - 6' 9" x 5' 5" (2.06m x 1.65m)

Wall mounted units, base units and drawers, stainless steel sink unit with hot and cold mixer tap set into a rolled edge worktop, four burner electric hob with extractor hood over, oven, washing machine, dishwasher, fridge freezer, power points, spotlights.

### Bedroom Two - 12' 7" x 7' 3" (3.83m x 2.21m)

Electric radiator, power points, wall light fitting, and door to dressing room.

### Dressing Room - 7' 3" x 7' 9" (2.21m x 2.36m)

Double glazed window to front, double doors to living area, electric radiator, power points, light fittings.

### Shower Room - 6' 3" x 6' 6" (1.90m x 1.98m)

Walk in shower cubicle, low level WC, wash hand basin, tile splashback surrounds, light fitting.

### Upper Mezzanine Level/Bedroom One –

15' 3" x 8' 4" (4.64m x 2.54m)

Wall lights and spiral staircase to lower level.

### Bathroom - 9' 1" x 7' 7" (2.77m x 2.31m)

Panelled bath, pedestal wash hand basis and low-level WC, light fitting.

## Tenure

We have been advised that there is a 999-year lease with 914 years remaining, a service charge of £1,400 per annum and insurance costs of £500 per annum.

The property is currently let on a 6-month AST from 04/03/2025 – 03/09/2025 at £925 pcm.

## EPC

Band C.

## Council Tax

The property falls within Band C.

## Services

The services, fittings, and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

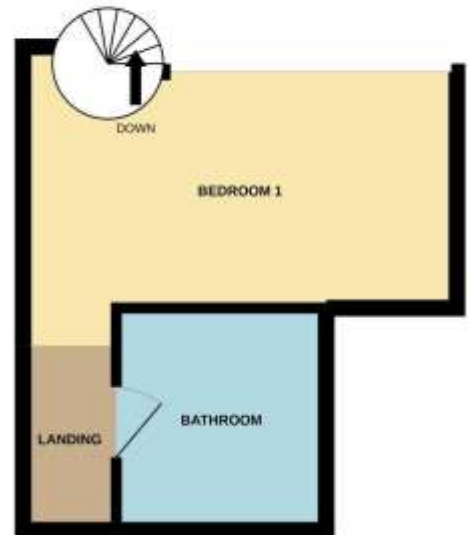
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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