



The Factory
Denmark Road
Leicester
LE2

Offers in Excess of £114,000

bettermove 

Denmark Road Leicester

Bettermove are proud to present this one bedroom flat in Leicester, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with on street parking available.

The council tax band is B.

This is a leasehold property with 978 years remaining on the lease; the ground rent is £50.00 per annum, and the service charge is £150.00 per annum.

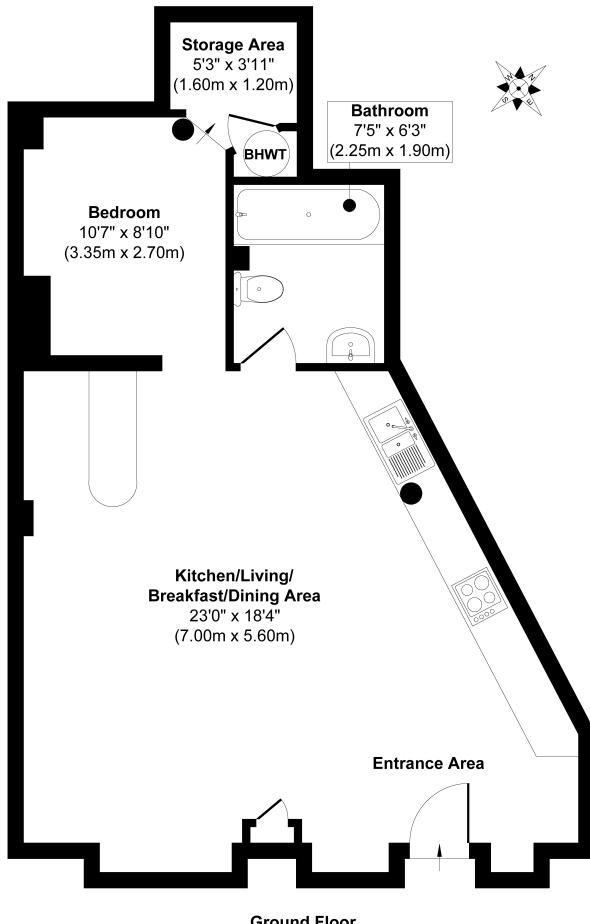
The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/dining/kitchen area, one double bedroom, and a family bathroom.

Located in the popular city of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Leicester Train Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



LE2 8AB - Loft 2, The Factory



Ground Floor

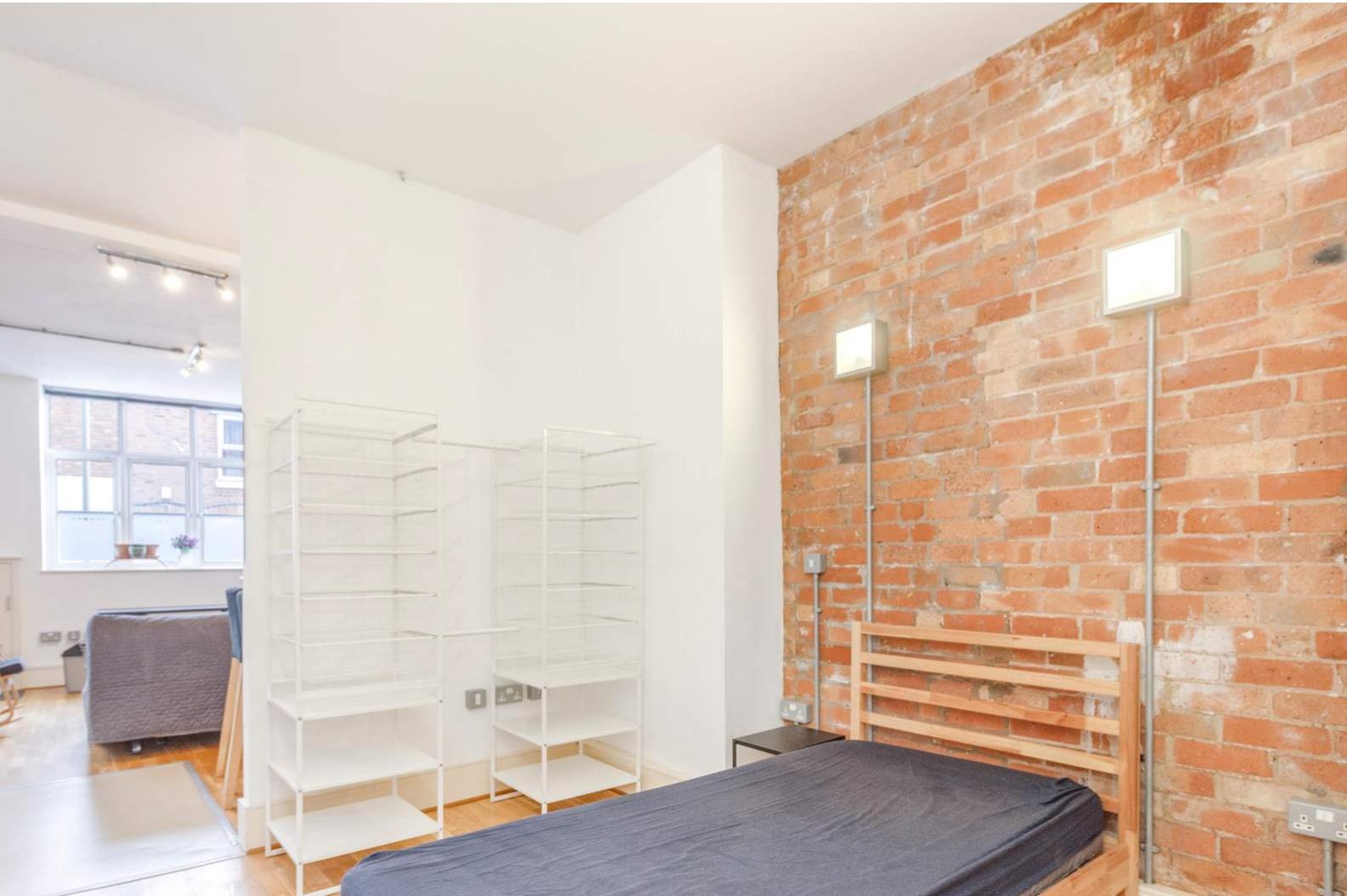
Approx. Gross Internal Floor Area 569 sq. ft / 52.88 sq. m
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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