

LEASEHOLD



Apartment

# WOLSEY ISLAND WAY LEICESTER LE4 5FA

PRICE :  
£155,000

## FEATURES

- 2 Bedroom Apartment
- Family Bathroom
- Double Glazing
- Close to Abbey Park
- Dining Area
- Open Plan Lounge/Kitchen
- Gas Central Heating
- Allocated Car Parking
- Modern Finish
- Balcony



 **SETHS**

# 2 Bedroom Apartment located in Leicester

\*\*\* MODERN 2 BEDROOM 2ND FLOOR APARTMENT ON WOLSEY ISLAND WAY LEICESTER \*\*\*

Seths are delighted to present this contemporary 2 bedroom apartment, perfectly situated on the 2nd floor of Wolsey Island Way, just off Abbey Park Road.

Upon entering, you are welcomed into a well-lit hallway that leads to the heart of the home—a spacious open-plan kitchen and lounge area. From here, you can step out onto a balcony.

The kitchen is well presented and features integrated appliances, including a gas hob and electric oven, complemented by fitted kitchen units and sleek worktops. This apartment also offers the convenience of allocated parking

Discover the comfort and style of this modern 2 bedroom apartment. Seths invite you to contact us today to arrange a viewing.



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Council Tax Band

B

## Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

