

**Pegasus Close  
Leicester  
LE2 0UJ**

**Offers In Excess Of £170,000**

**bettermove**

# Pegasus Close Leicester

Bettermove are proud to present this 2 bedroom maisonette in Leicester available with no forward chain.

The property benefits from double glazing, electric heating throughout.

The council tax band is A.


This is a leasehold property with 125 years on the lease from 2005; the ground rent is £10pa and the service charge is £2,760pa.

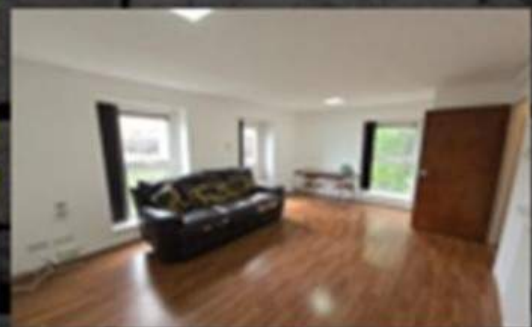
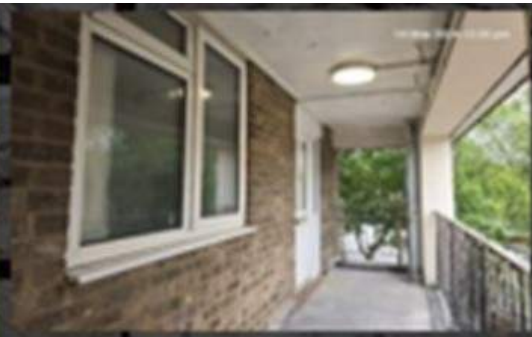
The property is located on the first floor and comprises of an entry hall, newly fitted kitchen with a private balcony, upstairs are 2 double bedrooms a newly fitted bathroom and separate w/c. The flat is very secure and there has been no crime reported in the last 10 years in the area.

Located in Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A47, Leicester train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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