



**The River Buildings  
Western Road  
Leicester  
LE3 0GR**

**Offers In Excess Of £142,000**

**bettermove**

# Western Road Leicester

Bettermove are proud to present this 2 bedroom flat in Leicester.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated parking space.

The council tax band is C.

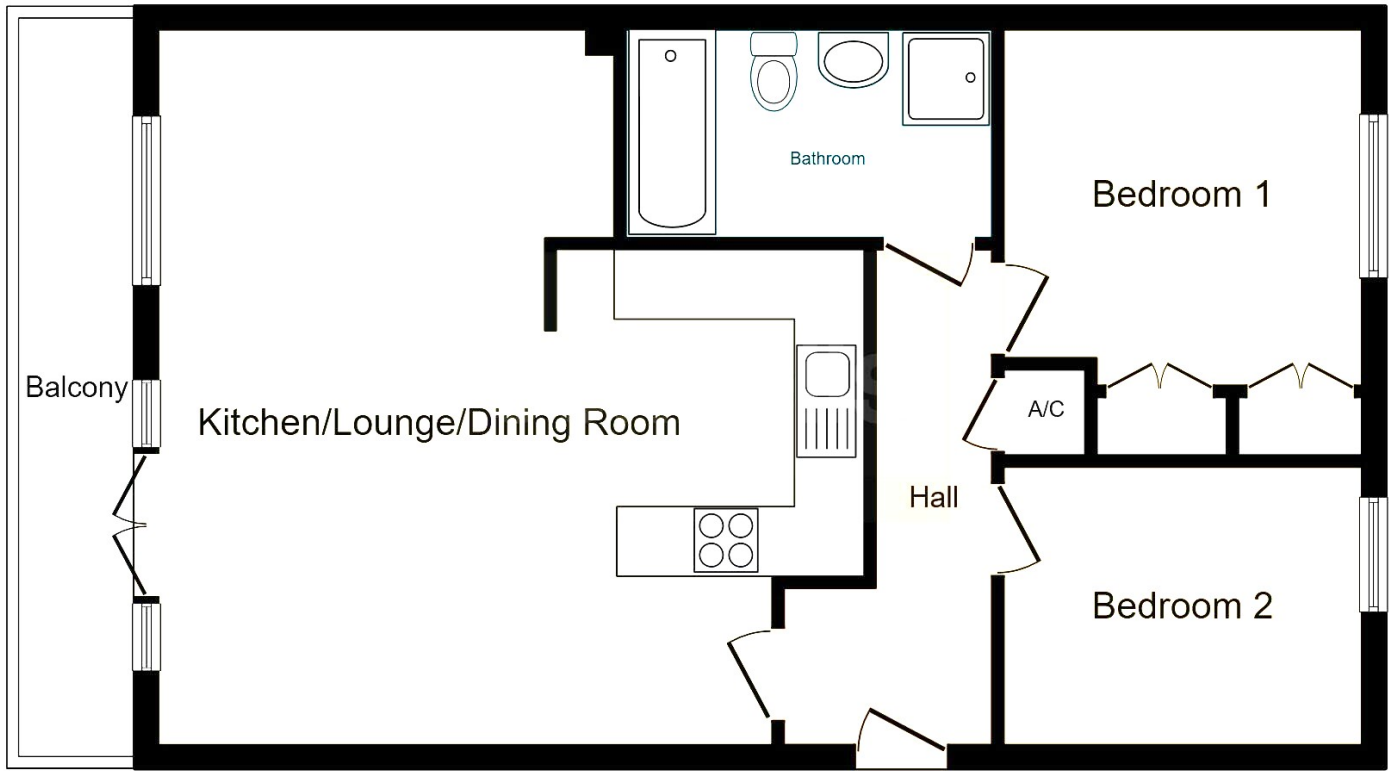
This is a leasehold property with 125 years on the lease from 2003; the ground rent is £250pa and the service charge is £1,250pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the 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 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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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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