



REZIDE
GROUP



PRINCESS ROAD EAST, LEICESTER
GUIDE PRICE £320,000



Welcome to Princess Road East, Leicester! This exquisite two-bedroom maisonette offers an exceptional living experience, strategically located within view of the New Walk in the heart of Leicester City Centre. Prepare to be enchanted by the perfect blend of comfort and sophistication that this property embodies. With three levels of living space, two generously-sized double bedrooms, each with its own en-suite bathroom, and a newly remodeled contemporary kitchen, this residence also provides secure off-road gated parking. If you seek the conveniences of city cente living without sacrificing space, style, or comfort, this property is tailor-made for you.



As you step inside through the solid wood Georgian door, you'll be welcomed into an inviting entrance lobby featuring charming checkered tiled floors. Natural light pours in through a transom window, and a Victorian glass door ushers you into the Lounge. This space is nothing short of awe-inspiring, boasting triple-height ceilings, original wood floors, and pristine white walls. Two original sash windows flood the room with daylight, framing picturesque views of De Montfort Square.

Descend the stunning wooden staircase to the lower floor, where a spacious corridor awaits, complete with two convenient storage cupboards. The kitchen diner beckons, illuminated by a unique coal shoot window that casts a playful







dance of light onto the high-gloss work surfaces. The newly fitted kitchen is fully equipped with an island worktop, integrated fridge-freezer, an instant boiling water tap, and ample space for a dishwasher. There's even room for a dining table and additional storage units if desired.

Returning to the upper level, follow the soft woolen carpeted landing to the first bedroom. This bright and airy room is bathed in natural light, thanks to the expansive window that adorns one wall. It features two original fitted storage





cupboards and its own ensuite bathroom, complete with ceiling-height tiles and a full three-piece suite. Continuing down the landing, you'll reach the second bedroom, another spacious double bedroom with a window overlooking the courtyard, and its own ensuite shower room.

At the end of the landing, an elegant Victorian-style door leads to the private courtyard. Outside, you'll discover an outdoor storage area, a designated parking space within the secure gated carpark, and a delightful front garden adorned with shrubs and an established palm tree.



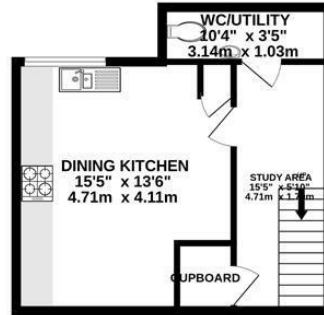




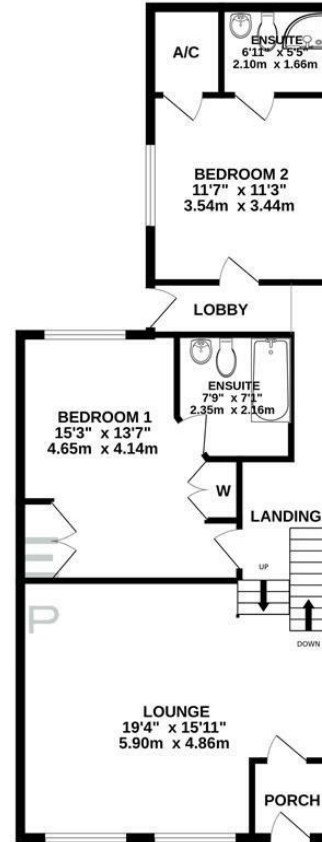




BASEMENT LEVEL



GROUND FLOOR



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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