

# ChurchGate

64 Church Gate, Leicester LE1 3AN

Located within the Historical  
and Commercial Core of  
Leicester City Centre

- 10 min walk to De Montfort University
- 10 min walk to Leicester Train Station



**NEW RELEASE**

Prices from **£142,000**

Only **15%** deposit on exchange, **85%** on completion (Q2 2022)

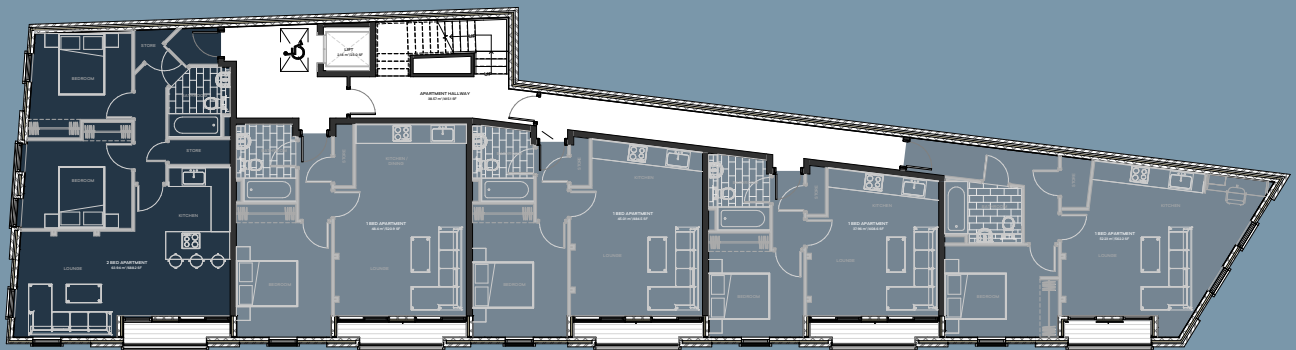
Ground rent **£200** per unit pa. Service charge **£2.00psf** pa

# A collection of New Build One and Two bed apartments with balconies

FLOOR	BEDROOMS	SQ FT
Ground	Retail Unit 1	1,084
Ground	Retail Unit 2	1,256
First	2 bed	688
First	1 bed	520
First	1 bed	484
First	1 bed	408
First	1 bed	562
Second	2 bed	663
Second	1 bed	513
Second	2 bed	639

FLOOR	BEDROOMS	SQ FT
Second	2 bed	699
Third	2 bed	688
Third	1 bed	520
Third	1 bed	484
Third	1 bed	408
Third	1 bed	562
Fourth	1 bed	512
Fourth	1 bed	639
Fourth	1 bed	699

Typical floor plan



- 17 High end apartments some featuring balconies
- New Build 1 & 2 bed apartments with 2 retail units on the Ground Floor
- Roof terrace with panoramic views of Leicester
- In the heart of Leicester City Centre
- On the doorstep of Leicester main Retail centre
- Completion Q2 2022



IMPORTANT NOTICE: One Heritage gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an order or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published December 2020.