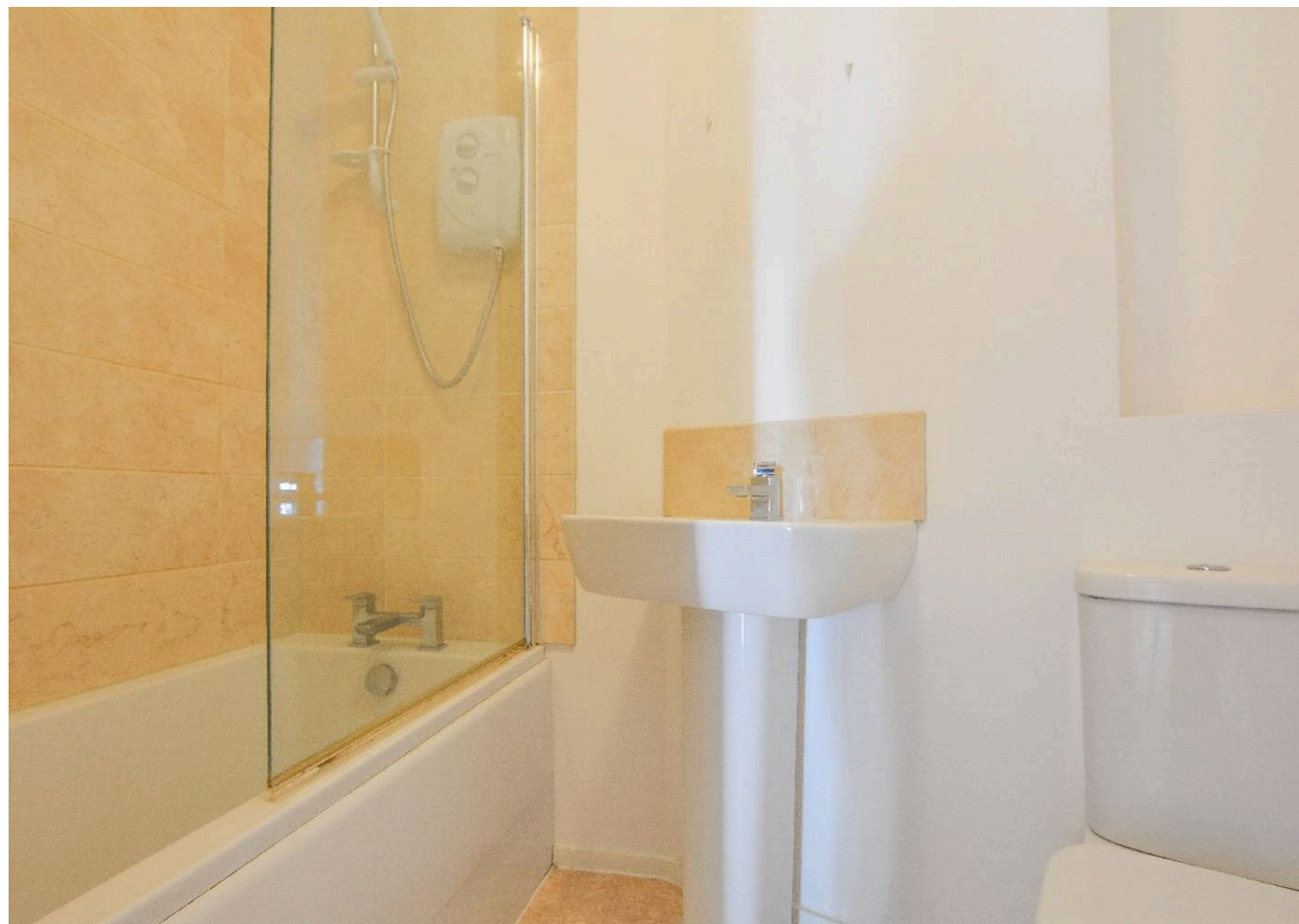


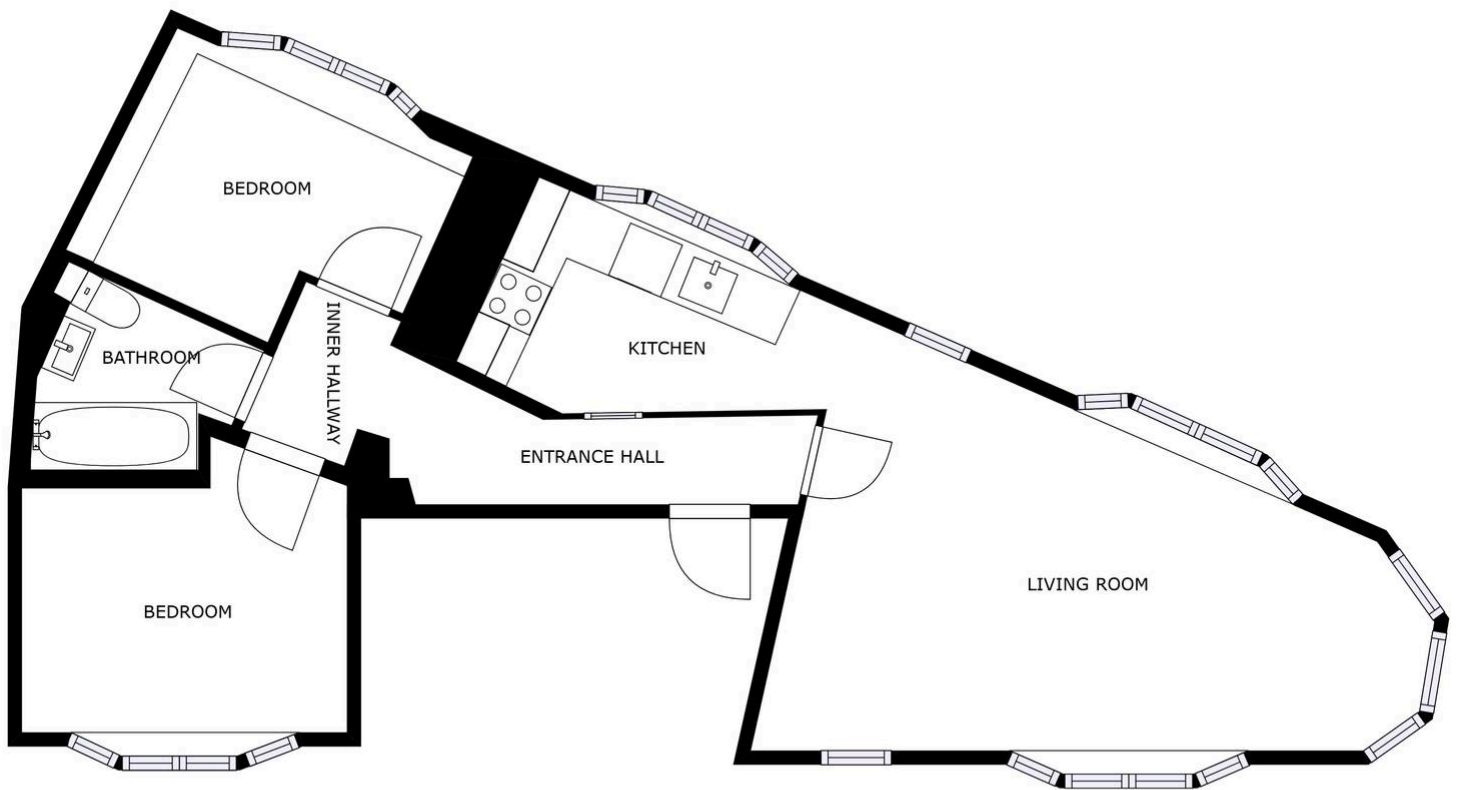
Exchange Buildings, Rutland Street, Leicester

£1,000 pcm

A two-bedroom apartment within the heart of Leicester City Centre and CULTURAL QUARTER, Ideal for Leicester Train Station and with SECURE ALLOCATED PARKING







FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General hospital, and is within minutes' walk of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants. London Road train station is also close by with links to Birmingham and London St Pancras.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.