



## TO LET

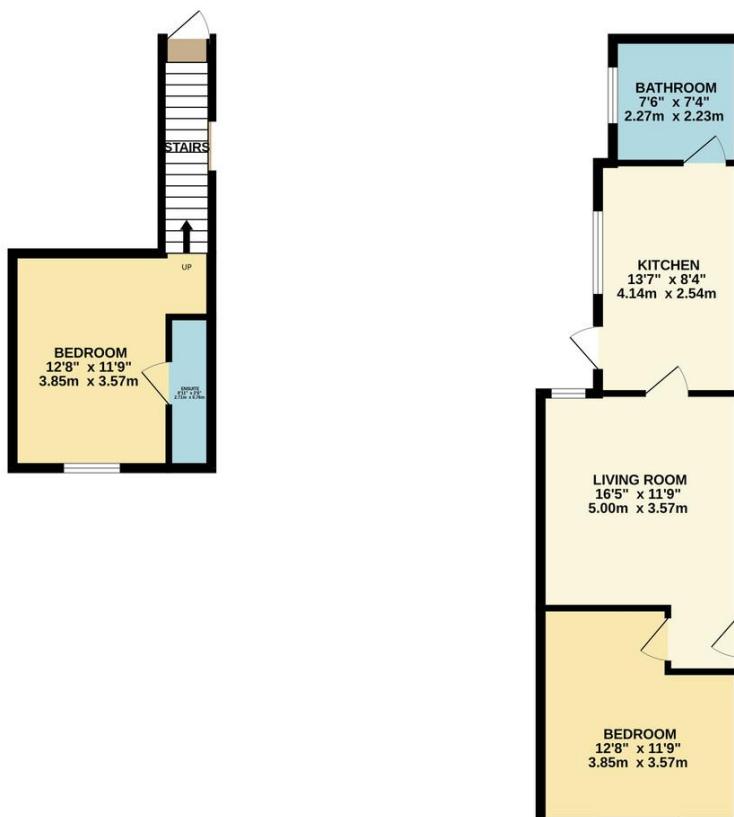
2 Bed Ground Floor Flat in Lancaster Road, Leicester LE1 6YT  
£950 pcm

Spacious two bedroom ground floor in excellent condition throughout available to rent a short walk from Leicester city centre. Set overlooking a park, the property comprises double bedroom, living room, kitchen and bathroom on the ground floor, together with double bedroom and en suite shower room on the basement level. The property also benefits from double glazing throughout, modern heating system and a garden to the rear. Offered unfurnished.

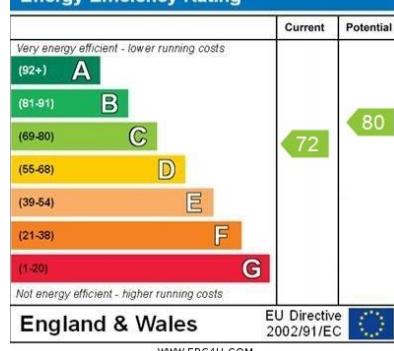


**BASEMENT**  
185 sq ft. (17.1 sq m.) approx.

**GROUND FLOOR**  
464 sq ft. (43.1 sq m.) approx.



#### Energy Efficiency Rating



- Two Double Bedrooms
- Two Bathrooms
- Living Room
- Duplex Apartment
- Double Glazing Throughout
- Electric Heating
- Well Maintained Throughout
- Neutral Decor

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

