



**B13 (Plot 13) Lee Circle, Leicester, LE1 3RE**  
**£1,100 Per Calendar Month**



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AVAILABLE IMMEDIATELY - RH Homes and Property are very pleased to be able to offer this brand new two bedroom and two bathroom apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

All apartments are modern and spacious. This two Bedroom Apartment offers spacious accommodation with excellent open plan Living & Kitchen Area, Master Bedroom with an Ensuite Shower Room, and a further Double Bedroom and a Shower Room. With lots of natural light.

Council Tax Band - Leicester City Council

The property is available unfurnished for £1200

Deposit £1384

VIEWING HIGHLY RECOMMENDED!

**PLEASE NOTE**

READY TO MOVE PRIOR TO THE END OF JUNE 2024

The site is an ongoing working site with construction taking place full time in the rest of the development. Therefore there will be some construction noise during normal working hours, there will also be limited access to the site while works are going on (courtyard areas). Contractors are aware that people will be moved in & moving in and therefore will aim to act considerately.

Due to there ongoing works taking place move in dates may change slightly - We don't anticipate major alteration though.

but please do be aware prior to occupation or application that this will be a site for the foreseeable short term future.

**Communal Hall**

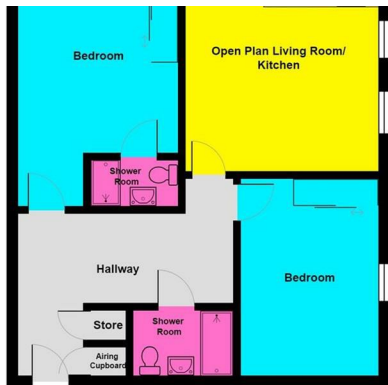
The apartment is approached from a communal hall in this stylish and landmark refurbished building via an external door with fob, then this gives access through to the external door into the Apartment.

**Hallway**

Once through the door there is a store cupboard and airing cupboard, wood style vinyl flooring, and access through to all of the property rooms.







### Living Area

Two UPVC double glazed windows to provide excellent natural light. The apartment offers a wood style vinyl flooring, a good range of brand new gloss fronted soft close wall and base units with marbled look working surfaces over, an inset stainless steel sink and drainer, four ring electric hob with oven under, tiled splashbacks, electric heater, There is plumbing for a washing machine, space for a fridge, and shelving for a microwave.

### Bedroom

A UPVC double glazed window for natural lighting. With wood style vinyl flooring, electric heating, fitted wardrobes with hanging and shelving, and a door into the Ensuite.

### Ensuite

Having a brand new three piece white suite of low flush w.c., wash hand basin and a shower in a cubicle. There is a stainless steel heated towel rail, extractor fan, shaver socket, mirror and shelf.

### Bedroom

UPVC double glazed window. Wood style vinyl flooring, electric heating, and fitted wardrobes with hanging and shelving.

### Shower Room

Again having a brand new three piece white suite of low flush w.c., wash hand basin and a shower in a cubicle. There is a stainless steel heated towel rail, extractor fan, shaver socket, mirror and shelf.

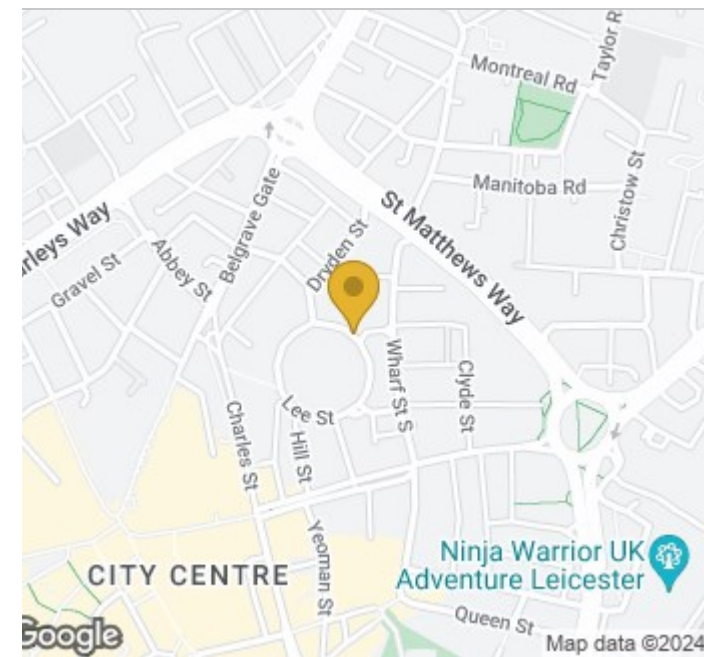
### External

This stylish new City Centre development, has fobs for access to external doors into the building and what will be courtyard style gardens. All blocks are fitted to multi camera CCTV monitoring. With individual mailboxes, and an array of attractive communal hallways.

Viewings are recommended to fully see quality and options available at the development. Each has it's own style of shape and build.



All measurements are approximate and for display purposes only



Located as a Landmark Property on Lee Circle, Fleet House is close to Leicester City Centre. Leicester Train and Bus Stations, and all City Centre local amenities and shops. Postcode for Sat Nav users is LE1 3QQ. The actual Postcode is LE1 3RE

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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