



**Fleet Court Byron Street, Leicester, LE1 3QD**  
**£675 Per Calendar Month**



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AVAILABLE TO VIEW IMMEDIATELY - READY TO MOVE NOW - RH Homes and Property are very pleased to be able to offer this really good sized (Approx 388sqft) and open plan studio apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

There is a lift and stairs to access the apartment.

All apartments are modern and spacious.  
With new kitchen and bathroom, new flooring and curtains.  
There is also a set of Patio Doors and Juliet Balcony to allow natural light and air into the apartment.

Council Tax Band - Leicester City Council

The property is available unfurnished - VIEWING HIGHLY RECOMMENDED!

**Communal Hall**

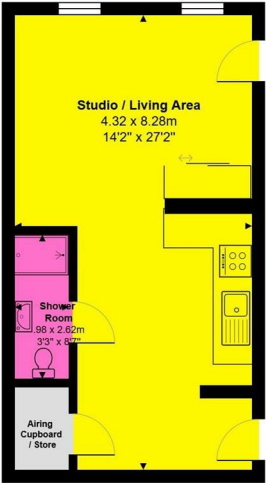
The apartment is approached from a communal hall in this stylish and landmark refurbished building via an external door with fob, then this gives access through to the external door into the Apartment.  
There are both stairs and lifts for ease of access.

**Living Area**

27'2 x 14'2 overall (8.28m x 4.32m overall)  
With two UPVC double glazed full length windows to provide excellent natural light. This stylish open plan apartment has a Kitchen Area separated off from the main Living Space, and 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. There is a useful airing/store cupboard, and a fitted wardrobe.

**Shower Room**

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.



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All measurements are approximate and for display purposes only





### **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.

### **PLEASE NOTE**

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The site is an ongoing working site with construction taking place full time in the rest of the grounds 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.

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



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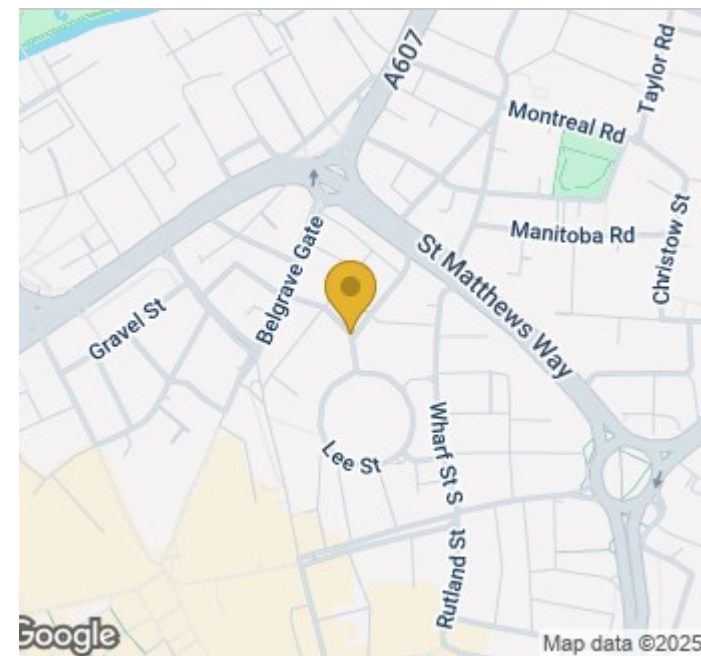
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## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Located as a Landmark Property on Byron Street & Fleet Street, 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 3BJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <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	