

**C68 Fleet Court, Leicester, LE1 3QD**  
**£795**



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

All apartments are modern and spacious. These apartments offer spacious accommodation with excellent open plan Living & Kitchen Area, Bedroom, and a Shower Room. With lots of natural light.

The property is available unfurnished - VIEWING HIGHLY RECOMMENDED!

Council Tax Band - Leicester City Council

**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.

**Living Area**

Two UPVC double glazed windows to provide excellent natural light. and an external door to the communal Hallway. 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. There is a useful two door airing/store cupboard.

**Bedroom**

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

**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.

**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**

AVAILABLE TO VIEW AND MOVE IMMEDIATELY - 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.



Fleet Court, Byron Street, Leicester, LE1 3BJ

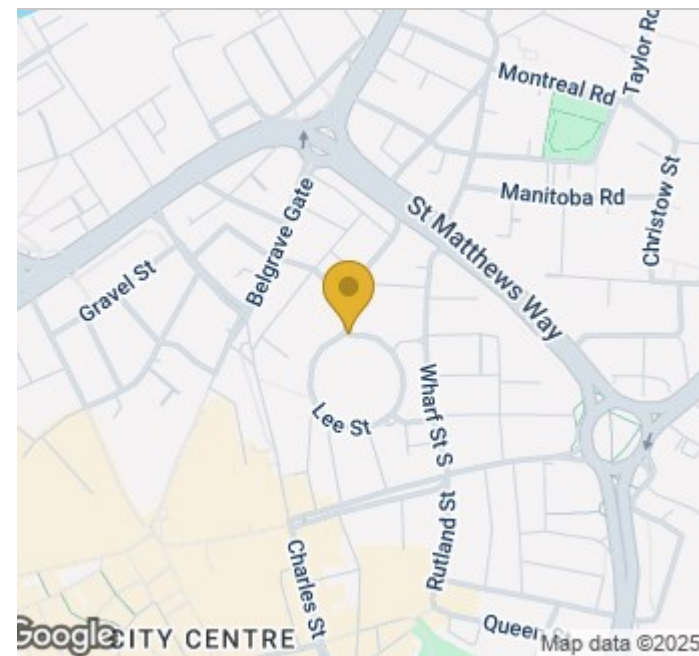
All measurements are approximate and for display purposes only

## 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.

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108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 633244 Email: [rharris@rhhomesandproperty.com](mailto:rharris@rhhomesandproperty.com)  
[www.altosoftware.co.uk](http://www.altosoftware.co.uk)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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	