



**C74 Fleet Court, Leicester, LE1 3BJ**  
**£660 Per Calendar Month**



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BRAND NEW APARTMENT AVAILABLE TO VIEW IMMEDIATELY - READY TO MOVE INTO NOW - RH Homes and Property are very pleased to be able to offer this open plan studio apartment in an excellent location for Leicester City Centre and it's connecting travel networks. With a Shower Room, and excellent storage.

All apartments are modern and spacious.  
Council Tax Band - Leicester City Council  
The property is available unfurnished - VIEWING HIGHLY RECOMMENDED!

Energy Certificate Rating 85.

**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**

With UPVC double glazed patio doors and Juliet balcony to provide excellent natural light. This stylish open plan 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 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.

**External**

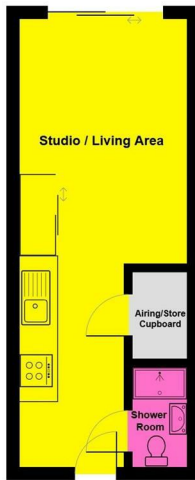
This stylish new City Centre development, has fobs for access to external doors into the building and what will be courtyard style gardens. All blocks are fitted to multi camera CCTV monitoring. With individual mailboxes, and an array of attractive communal hallways.

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

AVAILABLE TO VIEW IMMEDIATELY - READY TO MOVE NOW IN 2025 -

Other parts of the site is an ongoing work site with construction taking





Fleet Court, Fleet House, Fleet Street, Leicester, LE1 3BJ

All measurements are approximate and for display purposes only

place in the rest of the development. Therefore there will be some construction noise during normal working hours, there will also be limited access to some areas of 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.



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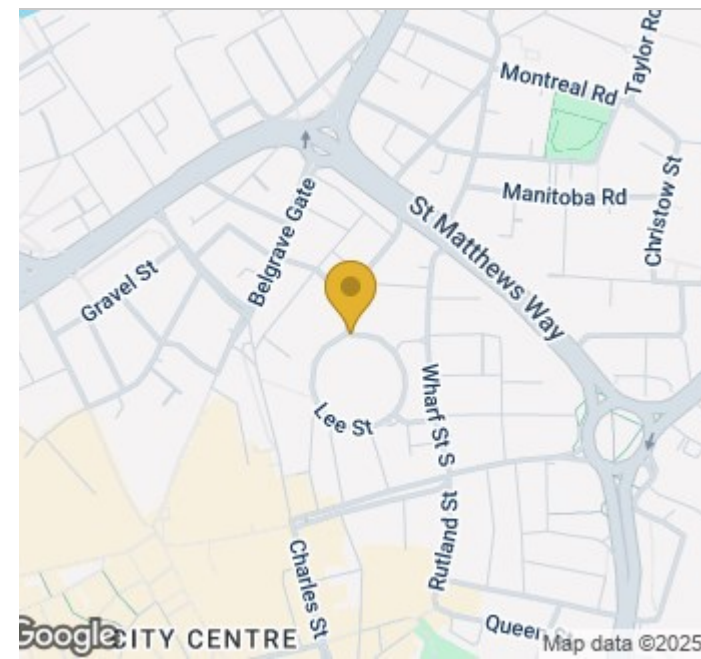
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## Viewing

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 firm's 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 Court 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>	85	85
(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	