



## 34 Cherryleas Drive, Leicester, LE3 0LS

We are pleased to offer for rent this first floor flat on Cherryleas Drive. The property provides good access for all local amenities and leicester city centre. The property comprises entrance hallway, a lounge/dining room leading to the kitchen, two bedrooms and a family bathroom. The property is offered unfurnished and an internal viewing is recommended by the letting agent.

**£975 Per Month**

## 34 Cherryleas Drive

, Leicester, LE3 0LS



- POPULAR LOCATION
- AVAILABLE UNFURNISHED
- 59 SQUARE METRES
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- VIEWING ADVISED
- MODERN FITTED BATHROOM
- EPC RATING C



Directions





Cherryleas Drive LE3 0LS

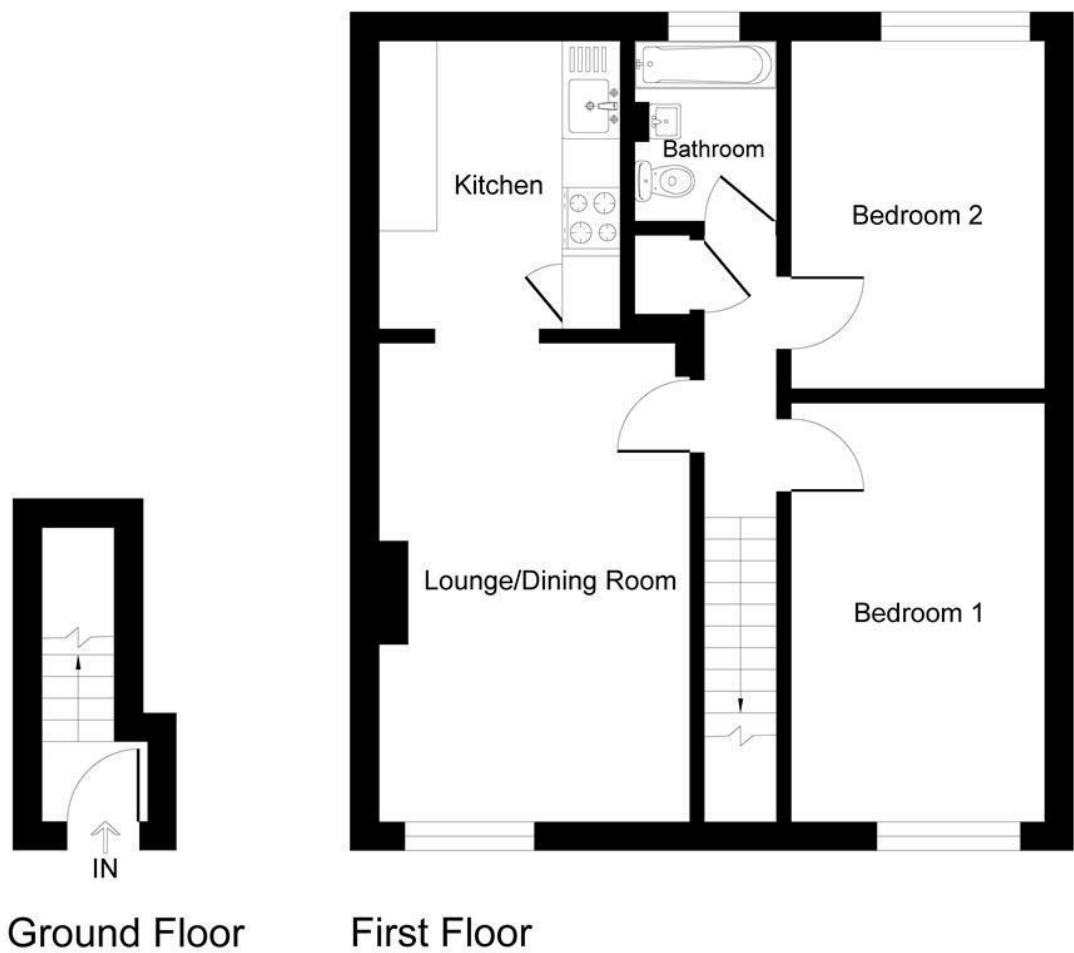


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	