



## Osborne House, 44-46 Friar Lane, Leicester, LE1 5RA

Rent My Home are pleased to bring to the market this TWO BEDROOM APARTMENT located at Osborne House, Friar Lane, Leicester, LE1!

Internally, the apartment benefits from 2 double bedrooms, 2 bathroom suites, 1 reception room and a modern fitted kitchen with appliances included. The apartment comes fully furnished throughout with white goods.

Furthermore it sits within close proximity to Highcross Shopping Centre, Train Station, Universities and all other local amenities around City Centre and the West End.

### Pet-Friendly Renting with Rent My Home

At Rent My Home, we know that pets are part of the family — and we love helping you find a place where everyone feels at home.

Many of our landlords are happy to welcome well-behaved pets. However, not every property is suitable — for example, some flats or buildings have restrictions in their deeds that don't allow pets.

When applying for a pet-friendly home, we'll ask you to complete a simple Pet CV so that landlords can get to know your furry (or feathered!) friend. In some cases, a slightly higher rent may be agreed to cover

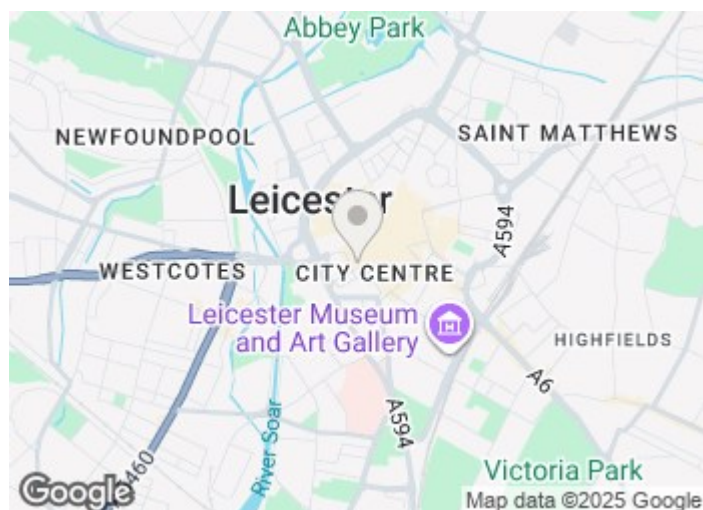
**£850 PCM**

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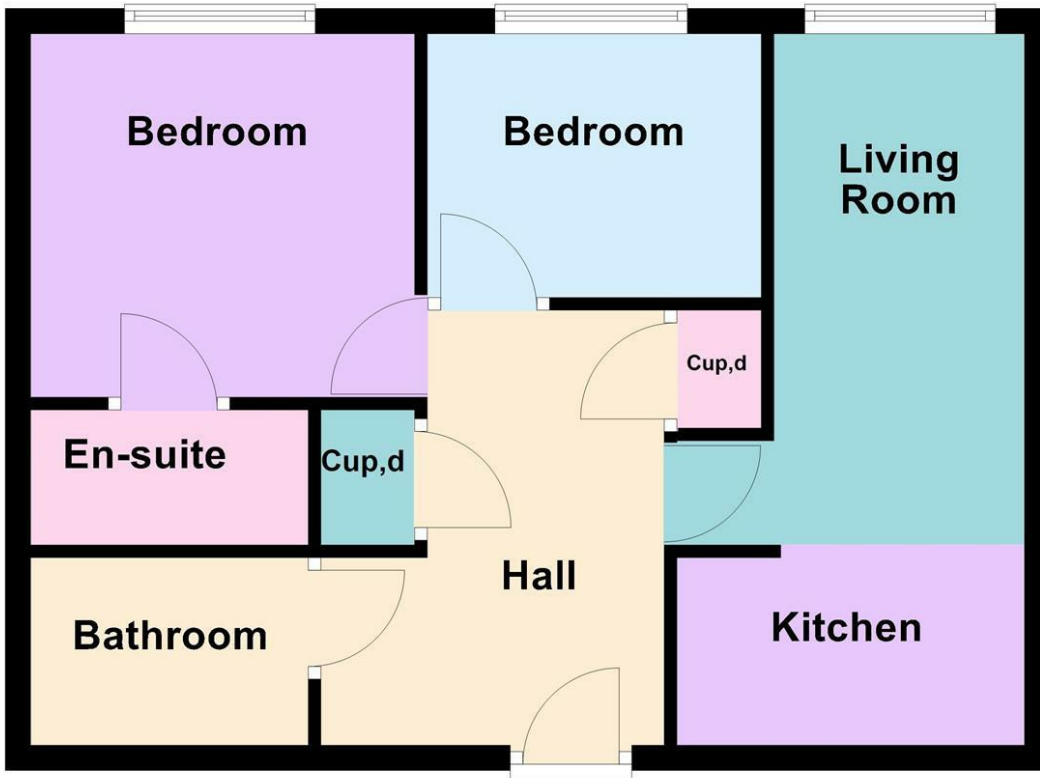
- \*\*\* ATTRACTIVE TWO BEDROOM APARTMENT \*\*\*
- Two Double Bedrooms
- Close to DMU & Leicester Royal Infirmary
- Fully Furnished Accommodation
- Two Bathrooms including En Suite
- Council Tax Band C
- Large Open Plan Lounge/Kitchen
- Double Glazed Windows Throughout



[Directions](#)



## Ground Floor



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