



**47 Rutland Street, Leicester, LE1 1SQ**

**£950 Per month**

- Spacious two-bedroom apartment
- Three-piece bathroom suite
- Available immediately
- Excellent location next to the Curve Theatre
- Recently refurbished
- Please contact Smooth to arrange your visit

**Kitchen/diner**

16'5" x 13'8" (5.02 x 4.17)

**Bedroom one**

16'8" x 13'9" (5.1 x 4.2)

**Bedroom two**

9'2" x 8'10" (2.81 x 2.71)

**Bathroom**

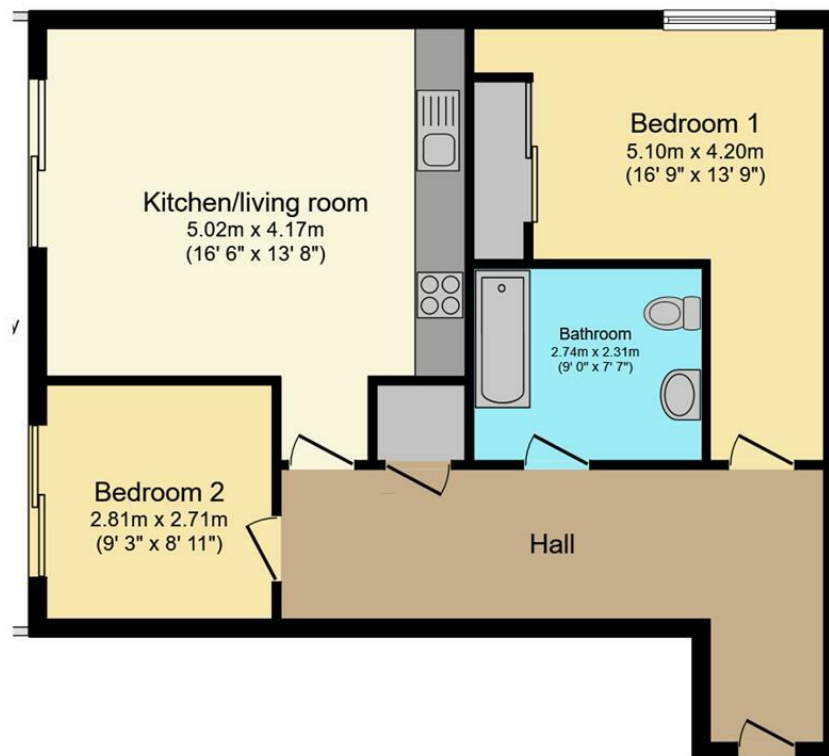
8'11" x 7'7" (2.74 x 2.32)



Spacious two-bedroom apartment | Three-piece bathroom suite | Recently refurbished | Excellent City Centre location | Available immediately | Please contact Smooth to arrange your visit







**Floor Plan**  
Floor area 76.9 m<sup>2</sup> (828 sq.ft.)

**TOTAL: 76.9 m<sup>2</sup> (828 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.