



4 RUTLAND STREET

£775

A one bedroom, second floor apartment located within the City Centre and ideally placed for access to the main line train station on London Road, Royal Infirmary and Universities and the wide range of shops, restaurants and bars in the City centre. This apartment has electric heating and is furnished accommodation.

The accommodation comprises of entrance hall, store area, open plan kitchen/ lounge/dining with fitted units and built in oven and hob. There is a double bedroom and bathroom/wc with white suite and shower mixer.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Leicester
61 Granby Street
Leicester
Leicestershire
LE1 6FB

01162 756360
enquiries@mooreandyork.co.uk

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