



ARCH LIVING

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## 10 Central Avenue, Leicester, LE2 1TB

**£895**

Nestled on Central Avenue in the vibrant city of Leicester, this newly refurbished house presents an excellent opportunity for both students and professionals seeking a comfortable and convenient living space. The property boasts two well-appointed bedrooms and two modern bathrooms, ensuring ample accommodation for residents.

The house comes fully furnished, allowing for a seamless move-in experience. The contemporary design and thoughtful layout create an inviting atmosphere that is both stylish and functional.

One of the standout features of this property is its prime location. Situated close to a variety of shops, bus stops, and the railway station, residents will enjoy easy access to all the amenities and transport links that Leicester has to offer. Additionally, the city centre is just a short distance away, making it ideal for those who wish to immerse themselves in the local culture and lifestyle.



127 Clarendon Park Road, Leicester, Leicestershire LE2 3AJ  
T: 0116 270 6699  
[lettings@archliving.co.uk](mailto:lettings@archliving.co.uk)

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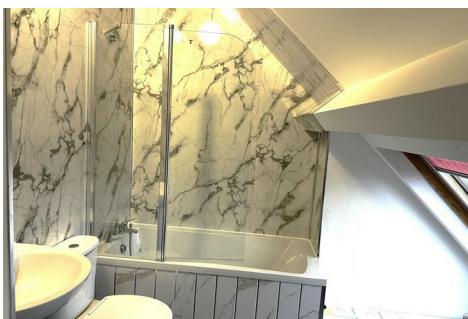


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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