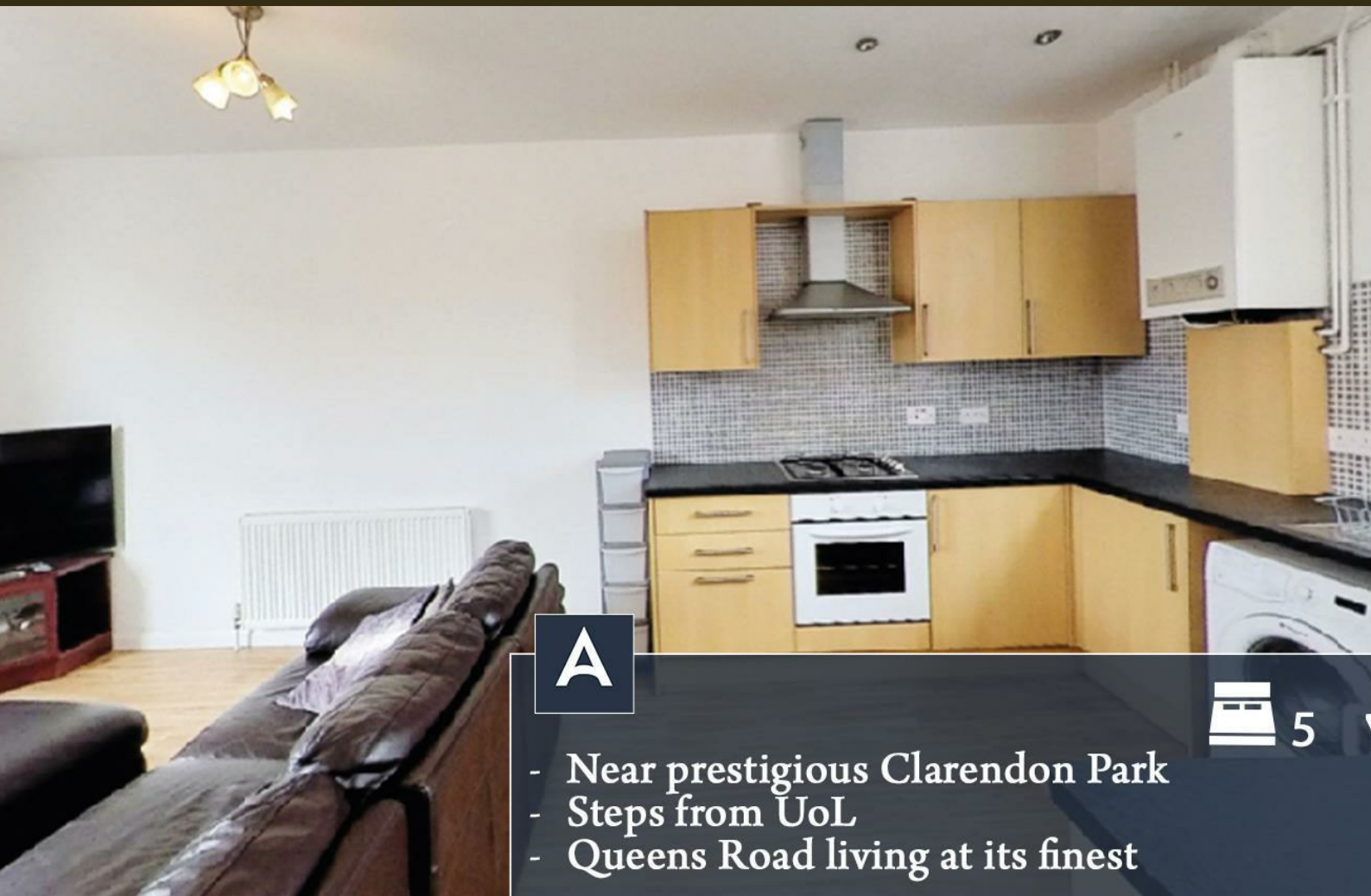




- Near prestigious Clarendon Park
- Steps from UoL
- Queens Road living at its finest

## 118a Queens Road, Leicester Leicestershire LE2 3FL

**£475 Per week**

Situated in the vibrant area of Clarendon Park, this beautifully presented student property on Queens Road is an exceptional find for those seeking a comfortable and stylish living space close to Leicester University. The house boasts five generously sized double bedrooms, making it ideal for a group of students looking to share a home while enjoying their studies.

The modern kitchen is fully equipped and designed to cater to the needs of busy students, ensuring that meal preparation is both convenient and enjoyable. The property also features two well-appointed bathrooms, alleviating the morning rush and providing ample facilities for all residents.

This fully furnished home is ready for you to move in and start your university journey without the hassle of sourcing furniture. Its prime location in Clarendon Park means you will be within easy reach of local amenities, parks, and, of course, the university itself, making it an ideal base for your studies.

Viewing is by appointment only, so we encourage you to contact us promptly to arrange a visit and avoid disappointment. This property is not just a house; it is a place where you can create lasting memories during your time at university. Don't miss out on this fantastic opportunity to secure a wonderful home in Leicester.



# Features

1

MODERN AND REFURBISHED INTERIOR

2

2 X MODERN BATHROOMS

3

GREAT CLARENDON PARK LOCATION

4

GENEROUS SIZED BEDROOMS

5

OPEN PLAN LIVING KITCHEN

6

LOCATED NEAR VICTORIA PARK AND BOTH UNIVERSITIES

x5

x2

x£95 pppw



## ARCH

BOOK A VIEWING? YOU KNOW YOU WANT TO!

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0116 270 6699

| 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) <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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |