

AVAILABLE



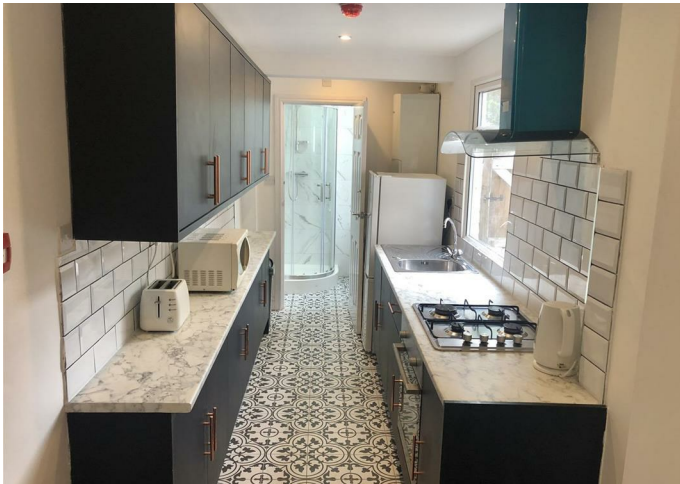
Room

RUSSELL STREET LEICESTERSHIRE LE11 1BL

£450 Per Month

FEATURES

- House of Multiple Occupation
- All Bills Inclusive
- First Floor Bedroom
- Shared Kitchen



 **SETHS**

1 Bedroom Room located in Leicestershire

Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

1 BEDROOM WITHIN A HOUSE OF MULTIPLE OCCUPATION (H.M.O)

(1ST FLOOR ROOM)

Seths are proud to market this 1 Bedroom within a H.M.O. The room benefits from a Single Bed, Cupboard and Bedside Table.

The communal areas consist of a Kitchen and a Reception Room. There is a small slabbed yard to the rear.

ALL BILLS INCLUSIVE.

Rent: £450 PCM

Security Deposit: £515

Tenancy Length: 6 Months

Council Tax Band: Included Within Rent.



Council Tax Band

Exempt

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 are advised to recheck the measurements.