

AVAILABLE



House - Townhouse

ABBEY PARK ROAD  
LEICESTER  
LE4 5EZ

£1,295 PCM

#### FEATURES

- Three Bedroom
- Lounge
- Kitchen/Diner
- Downstairs Toilet
- Three Storeys
- Two Bathrooms
- En-suite
- Gas Central Heating



 SETHS

# 3 Bedroom House - Townhouse located in Leicester

**\*\*No Deposit Option Available\*\***

Enjoying a prime position opposite the beautiful Abbey Park and overlooking the tranquil lake, this stylish home offers the perfect blend of nature and city living, just a short walk from Leicester's vibrant City Centre.

Step inside to discover a well proportioned lounge ideal for relaxing or entertaining, alongside a convenient downstairs cloakroom. The heart of the home is the modern kitchen/diner, thoughtfully designed with sleek fittings, integrated hob and oven, and plenty of space for cooking and dining with ease.

Upstairs, you'll find three comfortable bedrooms, including a spacious master with its own private en-suite, while a contemporary family bathroom serves the remaining rooms.

Outside, the property features a well maintained rear garden offering a peaceful retreat, as well as allocated parking and the comfort of gas central heating throughout. This is an ideal lifestyle property for those seeking modern living in a highly desirable location.

Rent: £1295 PCM  
Deposit: £1490.00  
Tenancy Length: 6 Months  
Council Tax Band: Band C



Call us on

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**Council Tax Band**

**C**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

