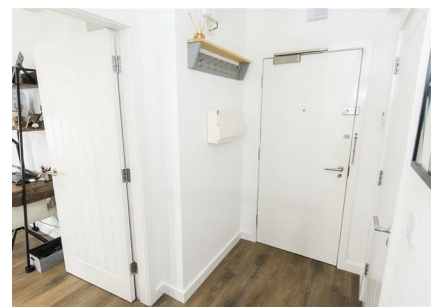


1 Rose Yard, Leicester, LE8 0XW



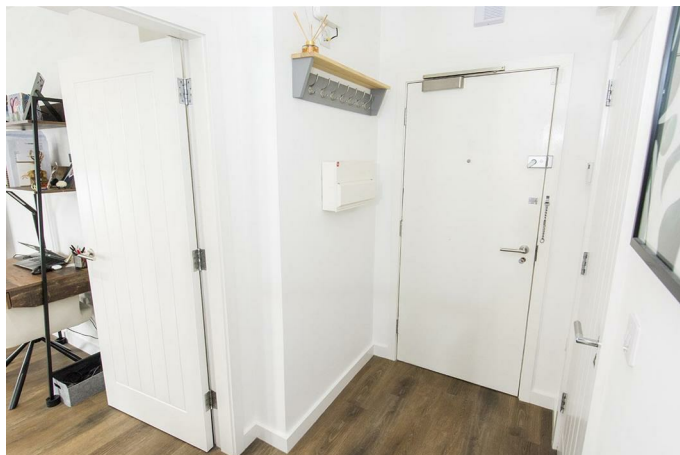
£825 Per Month

A beautifully presented and spacious ground floor apartment centrally located in this historic village between Market Harborough and Leicester. The gas centrally heated and double glazed accommodation comprises: Entrance hall, open plan living area and kitchen with appliances, double bedroom and bathroom. There is also allocated off road parking.

The property is offered unfurnished and will be available from mid December 2025.

Service without compromise

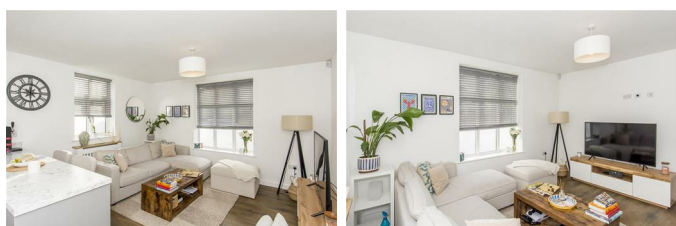
Entrance Hall



Wood laminate flooring. Column radiator. Ceiling down lighters. Security alarm system. Doors to rooms.

Open Plan Living Room And Kitchen

Living Room Area 16'0" x 14'1" (4.88m x 4.29m)



Opaque double-glazed windows to the front and side elevations. Television point. Opening through to kitchen area. Underfloor heating.

Kitchen Area 7'8" x 7'0" (2.34m x 2.13m)



Modern fitted base and wall units. Marble affect laminated work surfaces with complimentary tiled splash backs. Fitted oven/microwave. Four ring electric induction hob with extractor fan over. Fitted automatic dishwasher and washer dryer. Fitted upright fridge/freezer. Laminated breakfast bar. Double-glazed window to side elevation. Stainless steel single sink and drainer.

Bedroom 11'6" x 9'4" (3.51m x 2.84m)



Double-glazed window to the front elevation. Blown glass window to the side. Column radiator. Built in wardrobes.

Bathroom

Panelled bath with main shower fitment over. Wash hand basin. Low level w/c. Heated towel rail. Complimentary tiling. Electric shaver point. Opaque double-glazed window. Linen cupboard housing gas fired combination central heating boiler.

Outside



Single allocated parking space.

Additional Information

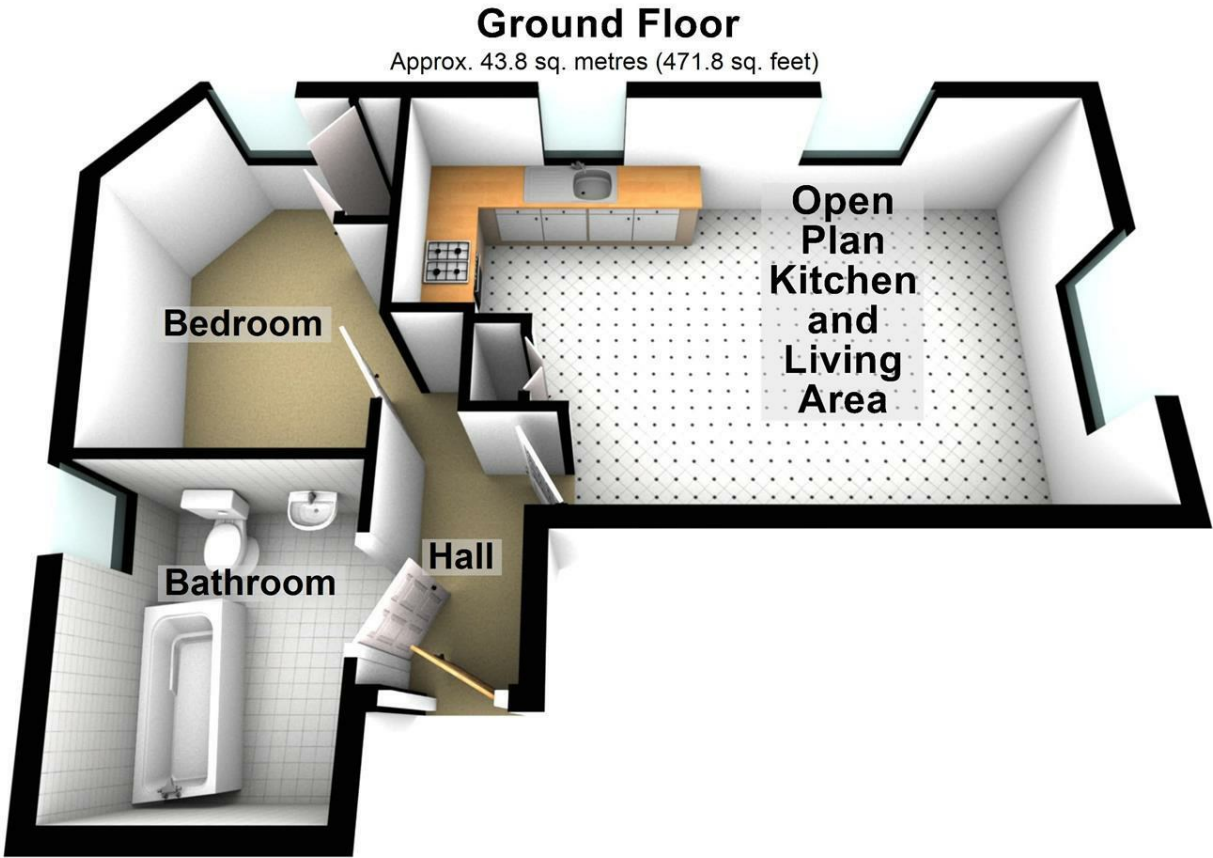
Council tax band A

Holding deposit based on rent of £825 per calendar month of £190

Damage deposit based on rent of £825 per calendar month of £951

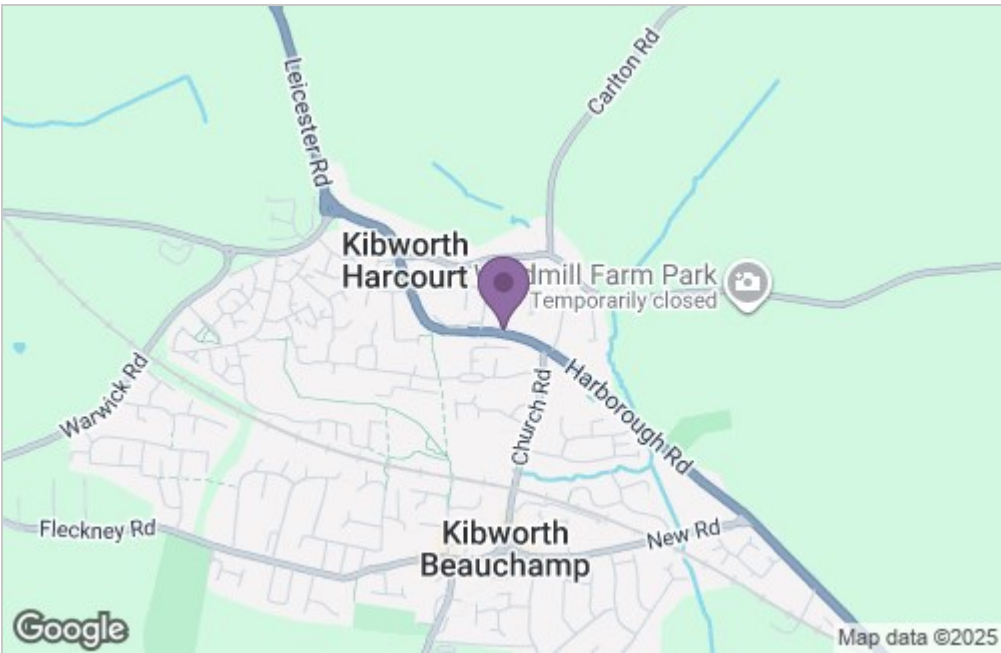
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

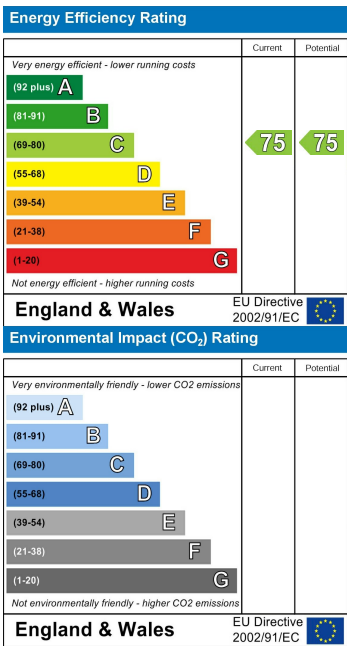


Total area: approx. 43.8 sq. metres (471.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise