

**C73 Fleet Court, Leicester, LE1 3BJ**  
**£795 Per Calendar Month**



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AVAILABLE IMMEDIATELY - RH Homes and Property are very pleased to be able to offer this modern and well presented, good sized one bedroom apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

The apartment is modern and spacious, with with excellent natural light and offering an open plan Living & Kitchen Area with Patio Doors and Juliette Balcony, Double Bedroom with fitted wardrobe, and a Shower Room.

The property is available unfurnished - VIEWING HIGHLY RECOMMENDED!  
Council Tax Band - Leicester City Council haven't allocated as yet. Assumed Band B (as similar plots)

### Communal Hall

The apartment is approached from a communal hall in this stylish and landmark refurbished building via an external door, then this gives access through to the external door into the Apartment.

### Living Area

Patio doors and a Juliette Balcony to provide excellent natural light. and an external door to the communal Hallway. The apartment offers a wood style vinyl flooring, a good range of gloss fronted soft close wall and base units with marbled look working surfaces over, an inset stainless steel sink and drainer, four ring electric hob with oven under, tiled splashbacks, electric heater, There is plumbing for a washing machine, space for a fridge, and shelving for a microwave. There is a useful two door airing/store cupboard.

PLEASE NOTE WHITE GOODS ARE NOT INCLUDED.

### Bedroom

A UPVC double glazed window for natural lighting. With wood style vinyl flooring, electric heating, and fitted wardrobes with hanging and shelving.

### Shower Room

Having a modern three piece white suite of low flush w.c., wash hand basin and a shower in a cubicle. There is a stainless steel heated towel rail, extractor fan, shaver socket, mirror and shelf.





### **External**

This stylish City Centre development, has courtyard style gardens. individual mailboxes, and an array of attractive communal hallways.

**PLEASE NOTE CAR PARKING IS NOT INCLUDED ON THE DEVELOPMENT, THERE IS THOUGH A CAR PARK DIRECTLY OVER THE ROAD.**

### **PLEASE NOTE**

**AVAILABLE TO VIEW AND MOVE IMMEDIATELY** - Other areas of the site is an ongoing working site with construction taking place on the development. Therefore there will be some construction noise during normal working hours, there will also be limited access to the site while works are going on (courtyard areas). Contractors are aware that people will be moved in & moving in and therefore will aim to act considerately.



Fleet Court, Byron Street, Leicester, LE1 3BJ

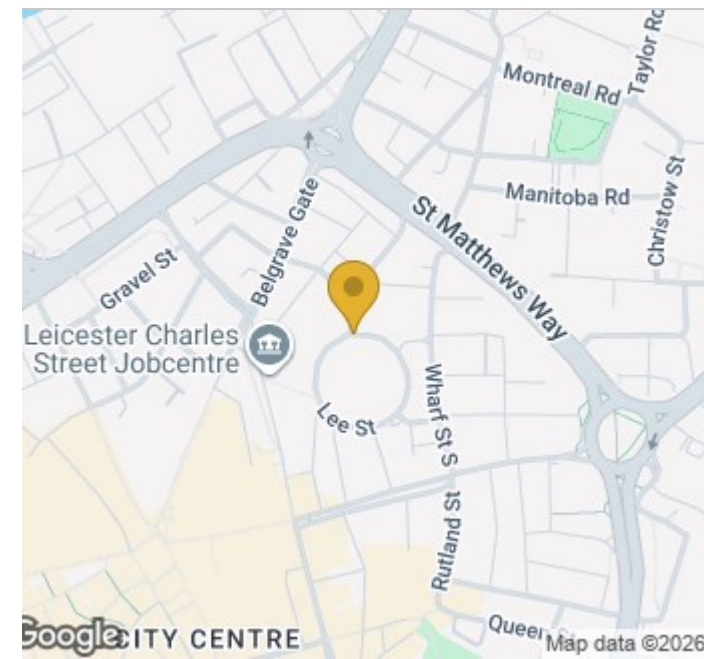
All measurements are approximate and for display purposes only

## Viewing

Please contact our Saigal Properties Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Located as a Landmark Property on Byron Street & Lee Circle, Fleet House is close to Leicester City Centre. Leicester Train and Bus Stations, and all City Centre local amenities and shops. Postcode for Sat Nav users is LE1 3BJ.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	