



ARCH LIVING

[www.archliving.co.uk](http://www.archliving.co.uk)



**32 Springfield Road, Leicester, LE2 3BA**

**£675 Per calendar month**

A fantastic opportunity to rent this well-presented one-bedroom ground floor flat, ideally situated just off the ever-popular Clarendon Park Road. Offering both comfort and convenience, this property is perfect for professionals seeking easy access to the city.

The flat benefits from an unbeatable location within walking distance of the city centre and railway station, making it ideal for commuters. Excellent transport links are right on your doorstep, with bus stops just moments away, along with a vibrant selection of local shops, cafés, and amenities nearby.




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**ARCH**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 