



2B KINGFISHER APARTMENTS BARRY CLOSE KIRBY MUXLOE, LE9 2HF

£875 PER MONTH

Recently built contemporary one bedroom ground floor apartment situated in purpose built, well maintained block in sought after village location of Kirby Muxloe. Ideally suited for the city centre and motorway access.

Kitchen/lounge with fitted wall and base units and integral oven, hob, fridge freezer, washing machine and dishwasher and French doors to the garden

Double bedroom and bathroom with white suite and shower. Rear garden with patio and allocated parking.

To be let unfurnished.

Rent £875.00 Exclusive of all outgoings Tenancy Deposit £1009.00 Holding Deposit £201.00

Council Tax band B EPC Rating D

Broadband/mobile coverage can be checked by visiting : <https://checker.ofcom.org.uk/>





EPC Rating: D Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(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/tenants are advised to recheck the measurements

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