



# 1 GYNSILL COURT GYNSILL LANE

GLENFIELD, LE7 7AH

£850 PCM

Fully furnished newly redecorated one bedroom ground floor flat, having new carpets throughout. The flat is situated in a large converted detached house, ideally located for the city centre, motorway access and Glenfield Hospital. It comprises hallway with intercom to main entrance door, spacious lounge with french door to patio area, kitchen off the lounge, having fitted units, fridge freezer, washing machine and built in oven, spacious bedroom off the hallway with four poster bed, newly fitted bathroom with white suite, shower handset off bath taps. The property has gas central heating, double glazing, parking available on a non allocated, first come, first served basis. Large communal gardens Viewing is recommended.

Rent £850.00 PCM Exclusive of all outgoings Tenancy Deposit £980.00 Holding Deposit £196.00


Council Tax band B EPC Rating E

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





**EPC Rating: E    Council Tax Band: B**

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>			72
(39-54) <b>E</b>		52	
(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 	

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

Oaktree Lettings  
 86 Faire Road  
 Glenfield  
 Leicestershire  
 LE3 8ED

0116 2870334  
 lettings@oaktreelettings.co.uk

