



**B9 Fleet Court, Leicester, LE1 3AZ**

**£775**



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EMAIL FOR VIEWINGS - AVAILABLE NOW - RH Homes and Property are very pleased to be able to offer this apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

The apartment offers modern, spacious open plan living. With excellent open plan Living & Kitchen Area, Double Bed Area with wardrobe and three piece Shower Room. With lots of natural light.

Council Tax Band B - Leicester City Council

The property is available unfurnished for £775

Deposit £894

VIEWING HIGHLY RECOMMENDED!

### 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 main door into the Apartment.

### Living Area

UPVC double glazed window to provide natural light. 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 which also offers a breakfast bar to sit by, there is 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 store cupboard and separate airing cupboard.

### Bed Area

With wood style vinyl flooring, electric heater and fitted wardrobes with hanging and shelving.

### Shower Room

Having a 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. With individual mailboxes, and an array of attractive communal hallways.

### PLEASE NOTE

AVAILABLE TO VIEW IMMEDIATELY - READY TO MOVE NOW



Fleet House, Leicester

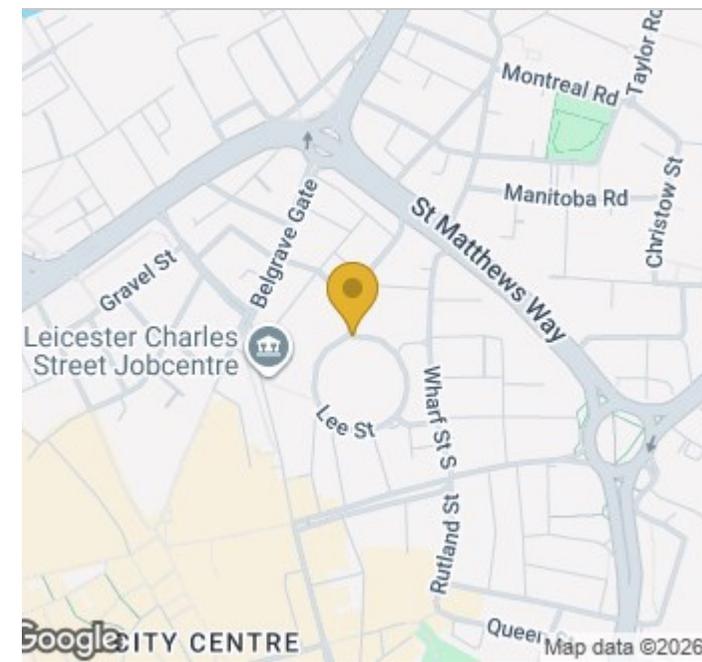
All measurements are approximate and for display purposes only

The location does have ongoing work on the neighbouring part of the site with construction taking place full time in that part of 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 House, Leicester

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Located on Lee Circle & Fleet Street, Fleet Court is close to Leicester City Centre. Leicester Train and Bus Stations, and all City Centre local amenities and shops. Postcode for Sat Nav/GPS users is LE1 3QQ. The actual Postcode is LE1 3AZ.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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