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FLOOR PLAN

DIMENSIONS



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW  
Telephone: 0116 2771777 • Email: [lettings@duckletts.co.uk](mailto:lettings@duckletts.co.uk)who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 277 2277 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

Flat 12 Wellington Court, 4 Rutland Street, Leicester,  
£850 Per month

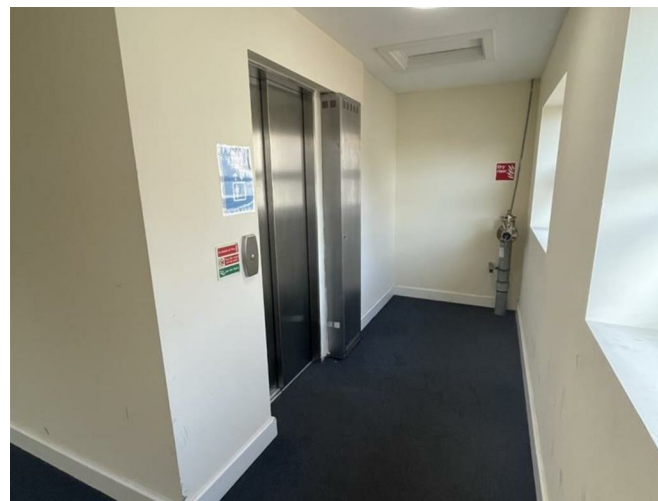


## OVERVIEW

- Available Immediately
- Gated Entrance & Key Coded Front Door
- Lift & Communal Hallway
- Top Floor Apartment
- One Bedroom
- Open Plan Living & Fitted Kitchen
- Bathroom
- City Centre Location
- Viewing Highly Recommended
- EPC Rating ( C ) Council Tax Band ( B )

## LOCATION LOCATION....

Leicester city centre boasts from an array of amenities on your front door step from bars and restaurants, to supermarkets and much more. Transport links in and out of the city are within walking distance, having the bus service and train station nearby.



## THE INSIDE STORY

*Duckletts are pleased to present this modern one-bedroom top-floor apartment situated in the heart of Leicester City Centre, available for immediate occupation.*

*A secure entrance door provides access to the communal hallways, with both stairs and a lift leading up to the top floor. Upon entering the apartment through your private front door, you are greeted by a generous storage area and an additional useful cupboard.*

*The open-plan living space is bright and inviting, with a contemporary kitchen fitted with an integrated oven and dishwasher. There is ample space for a fridge freezer, along with plumbing for a washing machine. The property offers a well-proportioned double bedroom and a bathroom comprising a three-piece suite: low-level WC, wash hand basin, and a bath with shower over.*

*EPC Rating: C*

*Council Tax Band: B*

