

AVAILABLE



Flat

GRANBY STREET LEICESTER LE1 1DL

£800 Per Month

FEATURES

- One Bedroom Flat
- Open Plan Kitchen/Living Room
- Fitted Kitchen
- Fitted Bathroom
- Washing Machine
- Within The City Centre
- Close To Local Shops
- Minutes Walk To The Train Station



 **SETHS**

1 Bedroom Flat located in Leicester

Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Available from End of June

Seths are proud to offer this well-presented one-bedroom apartment, ideally located on Granby Street in Leicester City Centre just a short walk from Leicester Train Station and close to a wide range of shops, restaurants, and local amenities.

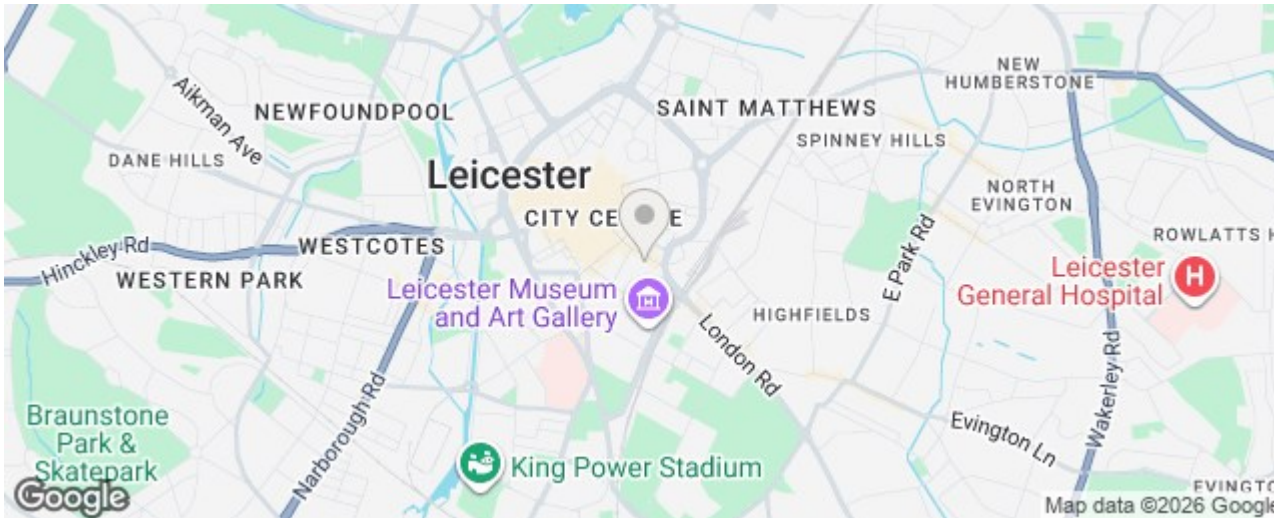
Accessed via a secure entry system with coded front door, the apartment is situated on the second floor. Upon entering, you are welcomed by an entrance hall leading into a bright and modern open-plan lounge and kitchen/diner, creating a great space for both relaxing and entertaining. The kitchen is fitted with an integrated hob and oven.

Adjacent to the lounge is a generously sized double bedroom. The bathroom is fitted with a bath and shower over, wash basin, and W.C.

The property further benefits from central heating throughout.

Perfect for professionals seeking city centre living with excellent transport links and everything on your doorstep.

Rent: £800PCM
 Deposit: £920
 Tenancy Term: Periodic
 Council Tax Band: B



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 | 77 | 84 |
| (55-68) D | | |
| (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 are advised to recheck the measurements.

