



## SHIPMAN ROAD, LEICESTER

£1,095 PER MONTH

A two bedroom, well presented, stylish apartment with gas central heating and double glazing. This property is particularly well placed for access to the M1/M69 Motorway network and is around a 7 minute walk to the renowned Fosse Park shopping centre. The city centre is accessible via the A5460 and there are neighbourhood shops and amenities close at hand.

This apartment is situated on the 2nd floor of the building the accommodation comprises of entrance hall with wood laminate floor, through lounge dining room with wood laminate floor and windows to the front and rear. There is a kitchen off with a range of fitted wall and base units, electric oven and gas hob and integrated washer/ dryer.

Bedroom one is a generous room with window to the front, bedroom two is situated to the rear.

The well proportioned family bathroom/wc has a white suite which includes a bath, separate large shower enclosure and vinyl panelled ceiling.

Outside there is an allocated off road parking space at the rear of the building. In addition there are visitor spaces available.

MOORE  
& YORK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

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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