



**B1 Fleet Court, Leicester, LE1 3AZ**  
**£1,000 Per Calendar Month**



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AVAILABLE TO VIEW NOW- 2 BED, 2 BATHROOM - RH Homes and Property are very pleased to be able to offer this generous sized two bedroom apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

All apartments are modern and spacious. This apartment offers spacious accommodation with open plan Living & Kitchen Area, Two Double Bedrooms, an Ensuite Shower Room and a further Shower Room. Good sized windows for good levels of natural light.

Council Tax Band B - Leicester City Council

The property is available unfurnished - RENT - £1000 pcm - DEPOSIT - £1153

**PLEASE NOTE**

READY TO MOVE INTO.

The surrounding part of the site is an ongoing working site with construction taking place full time in the rest 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.

But please do be aware prior to occupation or application that this will be a site for the foreseeable short term future.

**Communal Hall**

The apartment is approached from a communal hall in this stylish and landmark refurbished building via an external door with fob, then this gives access through to the external door into the Apartment.

**Hallway**

Once through the door there is a store cupboard and airing cupboard, wood style vinyl flooring, and access through to all of the property rooms.

**Living Area**

Two UPVC double glazed windows to provide excellent natural light. The apartment offers a wood style vinyl flooring, a good range of brand new gloss fronted soft close wall and base units with marbled look working surfaces over, 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.





### **Bedroom**

A UPVC double glazed window for natural lighting. With wood style vinyl flooring, electric heating, fitted wardrobes with hanging and shelving, and a door into the Ensuite.

### **Ensuite**

Having a brand new 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.

### **Bedroom**

UPVC double glazed window. Wood style vinyl flooring, electric heating, and fitted wardrobes with hanging and shelving.

### **Shower Room**

Again having a brand new 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.

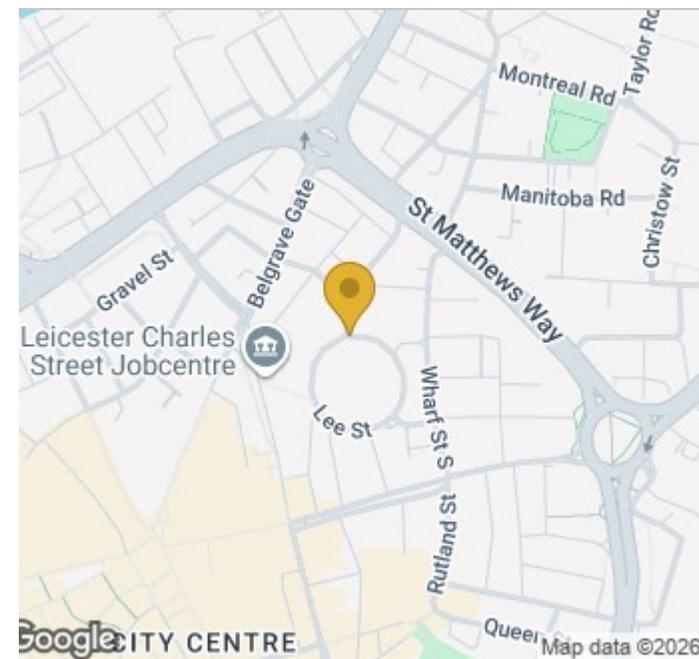
### **External**

This stylish new City Centre development, has fobs for access to external doors into the building and what will be courtyard style gardens. All blocks are fitted to multi camera CCTV monitoring. With individual mailboxes, and an array of attractive communal hallways.

Viewings are recommended to fully see quality and options available at the development. Each has it's own style of shape and build.



All measurements are approximate and for display purposes only



Located as a Landmark Property on Lee Circle, Fleet House is close to Leicester City Centre. Leicester Train and Bus Stations, and all City Centre local amenities and shops. Postcode for Sat Nav 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>		
(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>	81	81
	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.rhhomesandproperty.com

