



ARCH LIVING

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Flat 32, 37 Watkin Road, Leicester, LE2 7AH

£1,195 Per calendar month

Located in the popular LE3 area of Leicester, this stunning newly designed two-bedroom flat offers the perfect combination of modern comfort and everyday convenience. Finished to a high standard throughout, the property features a bright and spacious open-plan living area, a stylish contemporary kitchen with integrated appliances, and two well-proportioned bedrooms ideal for professionals, couples, or small families. The flat also benefits from a private balcony, providing a great outdoor space to relax and unwind.

Situated next to a supermarket, residents have easy access to all essential amenities right on their doorstep, making day-to-day living extremely convenient. The property also offers excellent transport links with easy travel access into Leicester city centre and surrounding areas, whether by car or public transport. With its modern design, prime location, and excellent local facilities, this flat presents an ideal opportunity for comfortable and convenient city living.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

