

AVAILABLE



Apartment

**LOUGHBOROUGH  
ROAD  
LEICESTER  
LE4 5PL**

**£800 PCM**

#### FEATURES

- Open Plan Lounge & Kitchen / Diner Feature
- Two Double Bedrooms
- Family Bathroom
- Allocated Car Parking
- Gas Central Heating



**SETHS**

# 2 Bedroom Apartment located in Leicester

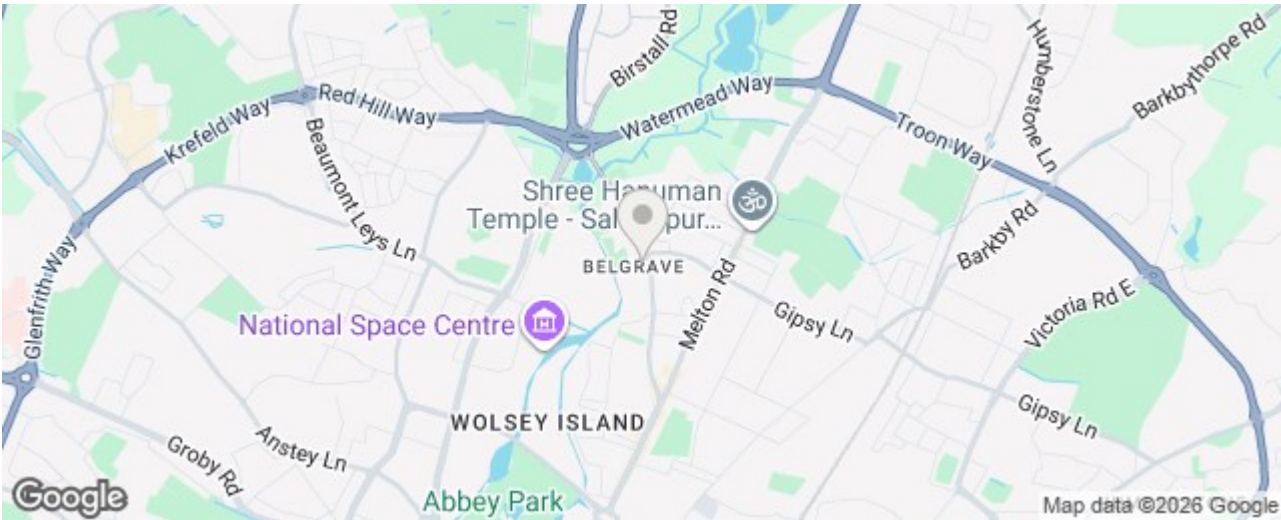
**\*\*No Deposit Option Available\*\***

Fantastically appointed and well-presented, this two-bedroom first-floor apartment is situated in the highly desirable Belgrave area.

Located on Loughborough Road, the property is ideally positioned within walking distance of Melton Road, local schools, and a wide range of everyday amenities. The accommodation briefly comprises an entrance hall leading to a modern open-plan lounge, kitchen, and dining area, two well-proportioned bedrooms, and a family bathroom.

Additional benefits include double glazing, gas-fired central heating, and an allocated parking space, adding both comfort and convenience.


Rent: £800PCM  
Deposit: £920  
Tenancy Term: 6  
Council Tax Band: B



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**Council Tax Band**  
**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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 are advised to recheck the measurements.

