

AVAILABLE



Flat

# LINCOLN STREET LEICESTER LE2 0JU

£650 PCM

## FEATURES

- Fitted Kitchen
- Local to Train Station
- One Bedroom
- Close to Local Amenities
- Ideal Location
- Fitted Bathroom
- Close to Local Shops



 **SETHS**

# 1 Bedroom Flat located in Leicester

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

Seths are delighted to present this well appointed one bedroom first floor flat, ideally situated on Lincoln Street in the popular Highfields area.

As you step inside, the hallway leads to a modern bathroom fitted with a wash basin, W.C., and a bath with shower. The flat offers a comfortable double bedroom and a bright open plan lounge and kitchen, creating a welcoming space for relaxing or entertaining. The fitted kitchen features an integrated electric hob and oven, ample wall and base units, sleek worktops, and laminate flooring.

The property benefits from gas central heating and double glazing throughout, ensuring comfort all year round. To the rear, there is a private yard area.

Perfectly positioned for those who value city living, this home offers easy access to Leicester City Centre and excellent transport links ideal for professionals or first-time buyers seeking convenience and style.


Rent: £650PCM  
Security Deposit: £750  
Tenancy Length: 6  
Council Tax Band: A  
Pets may be considered at the landlord's discretion and will be subject to a higher rent.



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
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**Council Tax Band**  
**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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.

