

**53 Grace Court, Leicester, LE6 0FL**  
**£900 Per Month**

Presenting a superb opportunity to let a brand new one-bedroom penthouse apartment, ideally situated in the desirable heart of Groby Village. This exquisite property has been thoughtfully designed to provide a larger than average living space, perfect for modern lifestyles and those seeking a premium finish throughout.

Step inside to discover a generous open plan kitchen and dining area, seamlessly combined with a bright and airy living room – an ideal set-up for entertaining or simply relaxing at home. The contemporary kitchen features quality fittings, ample workspace, and plenty of storage, making meal times a pleasure. Adjoining this inviting space is a dedicated home office area, thoughtfully incorporated for those who work remotely or require flexible study space.

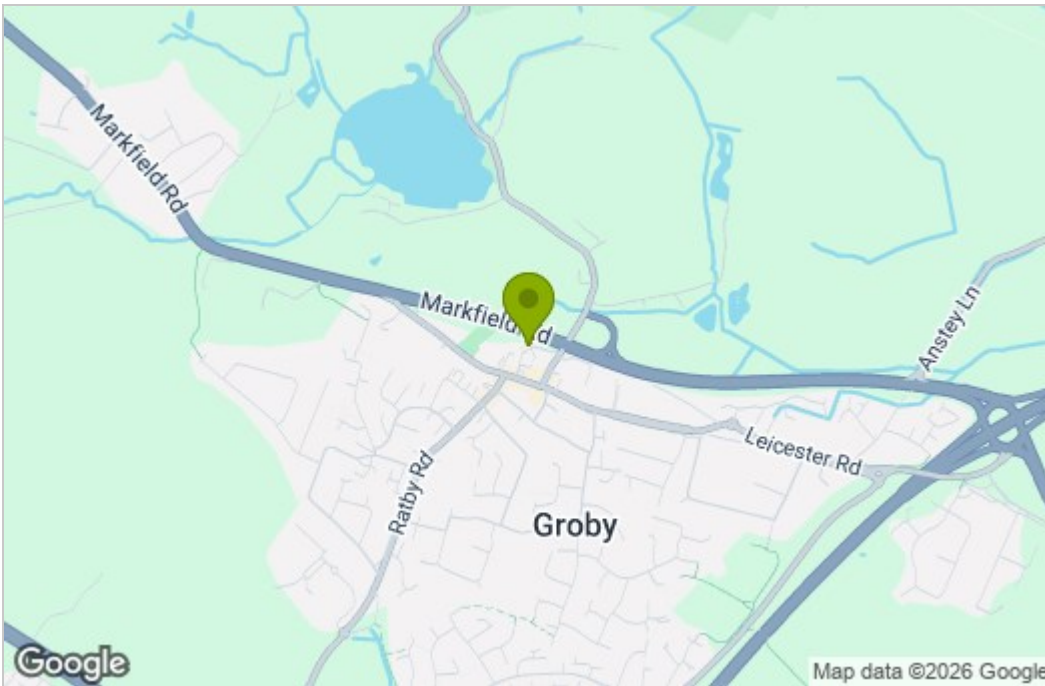
The apartment further benefits from a stylish shower room, finished to a high standard for both comfort and convenience. A well-proportioned double bedroom completes the layout, creating a cosy retreat at the end of each day.

Additional features include off-road parking, ensuring ease and security for residents. The property is positioned only a short stroll from Groby village centre with its charming selection of shops, cafes, and local amenities. For commuters, this location offers excellent access to the A46, M1, and M69 motorway networks, allowing swift travel to Leicester, Loughborough, and beyond.

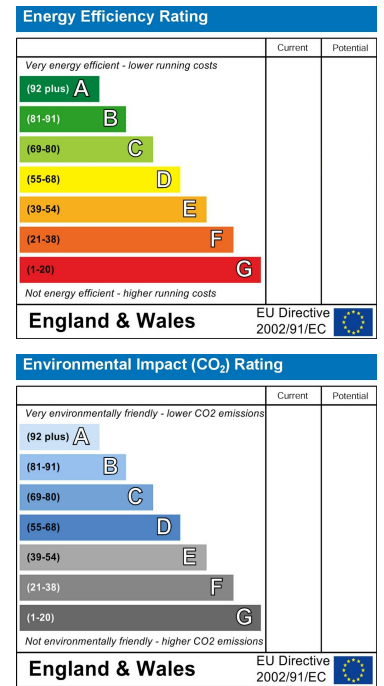


# Floor Plan

## Area Map



## Energy Efficiency Graph



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