



## 59 STEPHENSON COURT LEICESTER, LE3 8BY

**£795 PER MONTH**

Unfurnished ground floor flat in purpose built development, ideally suited for the city centre, Glenfield Hospital and the motorway network. The property has off road parking for one car, gas central heating, double glazing and communal gardens. It comprises entrance hall with cupboard off, kitchen with range of white units, electric cooker and washing machine (these appliances will not be maintained by the landlord), lounge with feature wall mounted electric fire, double bedroom with new carpet and with large built in cupboard, shower room with double shower cubicle (no bath). The property is available now. Rent £795.00 PCM Exclusive of all outgoings Tenancy Deposit £917.00 Holding Deposit £183.00 Council Tax band : A EPC Rating C  
Broadband/mobile coverage can be checked by visiting : <https://checker.ofcom.org.uk/>





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>	71	74
(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	

**EPC Rating: C    Council Tax Band: A**

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/tenants are advised to recheck the measurements

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