

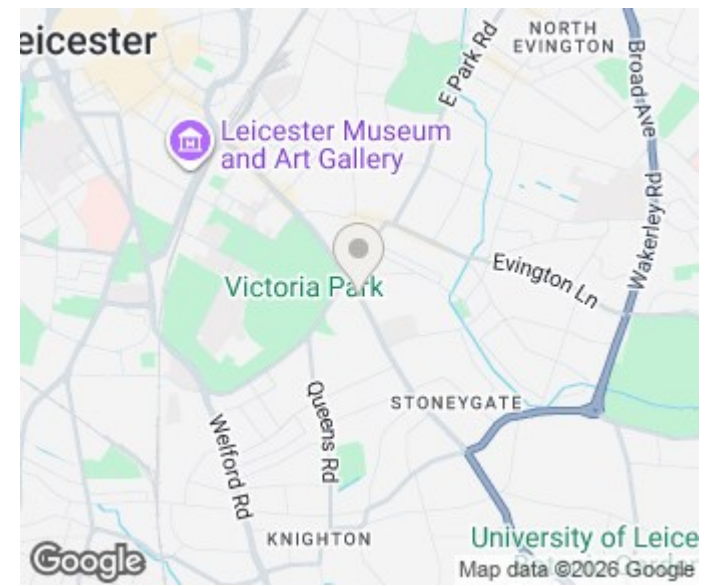


## LONDON ROAD, LEICESTER

**£795 PER MONTH**

A well presented, pvc double glazed apartment with underfloor heating, ideally placed for access to the city centre, Leicester Royal Infirmary, Universities and main line station on London road. This property is situated on the third floor and accessed via lift or stairs and is furnished. The accommodation comprises of entrance hall, lounge with three seat sofa, single futon, table, two chairs and tv unit. There is a fitted kitchen with ceramic hob, electric oven and extractor, small fridge / freezer and washing machine. There is a bedroom with double bed, wardrobe, chest of drawers and bedside unit and a shower room / wc with white suite and electric shower. Outside there is off road parking available (not allocated) and communal rear garden.

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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>		
(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/tenants are advised to recheck the measurements

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