



## Fosse Road Central, Leicester

- Available now, move in today
- Three double bedrooms
- Character apartment, city fringe
- Close to shops and schools
- Built in 1900, historic charm
- Duplex with spacious layout
- Two generous reception rooms
- Excellent transport links nearby
- Gas central heating, double glazing
- Contact Hunters Wigston to view

**£1,400 Per Month**



Tenure:

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Fosse Road Central, Leicester

## DESCRIPTION

Nestled on Fosse Road Central in Leicester, this charming duplex apartment offers a delightful blend of character and modern living. Spanning an impressive 1,851 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space. The two generous reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both comfort and style.

This apartment has retained much of its original charm while incorporating modern conveniences such as gas central heating and double glazing. The layout across two floors enhances the sense of space, allowing for a comfortable and inviting atmosphere throughout.

Situated on the fringe of the city, this property benefits from excellent road and public transport links, making it easy to access the vibrant heart of Leicester. Additionally, the nearby Fosse Park retail outlet, along with local shops, schools, and amenities, ensures that all your daily needs are within easy reach.

Available now, this characterful apartment is a rare find in a sought-after location. We invite you to contact Hunters Wigston to arrange your viewing and discover the potential of this wonderful home.



**Ground Floor**



**First Floor**



Total area: approx. 176.8 sq. metres (1903.3 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be give. Plan produced using PlanUp.  
Plan produced using PlanUp.

Council Tax: A

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

**Viewing**

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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