

AVAILABLE



£200 OFF FIRST MONTHS RENT



House - Townhouse

**ABBEY PARK ROAD
LEICESTER
LE4 5EZ**

£1,225 PCM

FEATURES

- Three Bedroom
- Kitchen/Diner
- Three Storeys
- En-suite
- Lounge
- Downstairs Toilet
- Two Bathrooms
- Gas Central Heating



SETHS

3 Bedroom House - Townhouse located in Leicester

**** £200 OFF FIRST MONTHS RENT ****

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

Enjoying a prime position opposite the beautiful Abbey Park and overlooking the tranquil lake, this stylish home offers the perfect blend of nature and city living, just a short walk from Leicester's vibrant City Centre.

Step inside to discover a well proportioned lounge ideal for relaxing or entertaining, alongside a convenient downstairs cloakroom. The heart of the home is the modern kitchen/diner, thoughtfully designed with sleek fittings, integrated hob and oven, and plenty of space for cooking and dining with ease.

Upstairs, you'll find three comfortable bedrooms, including a spacious master with its own private en-suite, while a contemporary family bathroom serves the remaining rooms.

Outside, the property features a well maintained rear garden offering a peaceful retreat, as well as two allocated parking spaces and the comfort of gas central heating throughout. This is an ideal lifestyle property for those seeking modern living in a highly desirable location.

Rent: £1225 PCM
 Deposit: £1410.00
 Tenancy Length: 6 Months
 Council Tax Band: Band C



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Council Tax Band
C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

