

AVAILABLE



Flat

# SAXTHORPE ROAD LEICESTER LE5 1PT

## £900 Per Month

### FEATURES

- First Floor Apartment
- Lounge/Kitchen
- En-Suite
- Hamilton
- Two Bedroom
- Bathroom
- Parking



 **SETHS**

# 2 Bedroom Flat located in Leicester

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

Seths are delighted to present this well-appointed two bedroom, two bathroom first floor apartment, ideally situated on the popular Saxthorpe Road in the sought after Hamilton area.

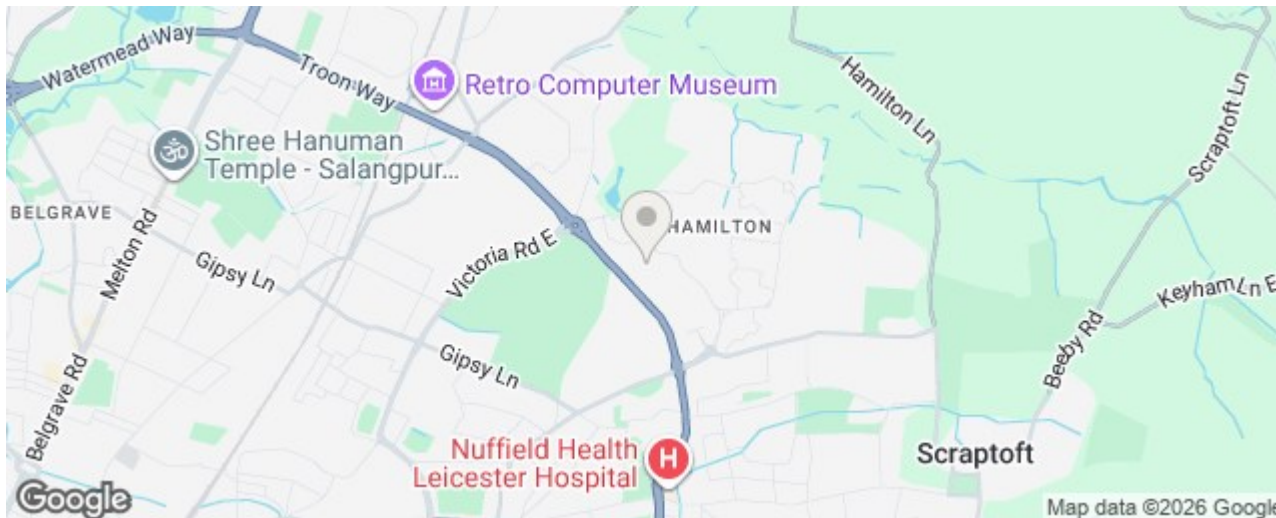
Perfect for professionals, couples, or small families, this modern apartment offers both comfort and convenience. The property benefits from off road parking and is ideally located for easy access to Leicester City Centre, as well as major transport links including the A47 and nearby motorway connections making it an excellent choice for commuters.

Upon entering, you are welcomed by a secure entry system, providing added peace of mind. The apartment opens into a bright and spacious open plan lounge and kitchen area, designed with modern living in mind. The kitchen is fully equipped with appliances including an oven, fridge freezer, and washing machine, while the living area offers ample space for both relaxing and entertaining. Large doors lead to a Juliet balcony, allowing natural light to flood the space and create an airy, inviting atmosphere.

The property offers two generously sized bedrooms, both well presented and versatile. The master bedroom benefits from a en suite shower room, providing a private and practical addition, while the second bedroom is ideal as a guest room, home office, or additional sleeping space. A contemporary family bathroom completes the accommodation.

Located in a well regarded residential area, the apartment is within close proximity to local amenities, shops, and green spaces, making it a highly desirable place to live.

Rent: £900PCM  
 Security Deposit: £1035  
 Tenancy Length: Periodic  
 Council Tax Band: B



Call us on

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www.seths.co.uk

Council Tax Band

**B**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<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 are advised to recheck the measurements.

