

AVAILABLE



Room

VICTORIA PARK ROAD
LEICESTER
LE2 1XF

£450 Per Month

FEATURES

- HMO
- Furnished
- Two Shower Rooms
- Double Room
- Kitchen with Appliances
- All Bills Included



 **SETHS**

1 Bedroom Room located in Leicester

Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

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

Seths is proud to offer this furnished double room within a modern shared house, located in the highly sought after area of Clarendon Park, Leicester.

This property offers more than just affordable living it provides comfort, convenience, and a vibrant local lifestyle. Clarendon Park is well known for its independent cafés, restaurants, and shops along Queens Road, creating a lively yet relaxed neighbourhood atmosphere. The property is ideally positioned with excellent transport links to the city centre, Leicester Royal Infirmary, and the University of Leicester, making it perfect for professionals and students alike.

The room itself is a good sized double and comes fully furnished, ready for immediate occupation. The house benefits from a modern shared kitchen fitted with all essential appliances, as well as two contemporary shared shower rooms finished to a high standard.

A great opportunity to enjoy comfortable living in one of Leicester's most popular residential areas.

Rent: £450PCM
 Deposit: £515
 Tenancy Term: 6
 Council Tax Band: Included



Council Tax Band

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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.

