

AVAILABLE



Apartment

# MELTON ROAD LEICESTER LE4 7AN

## £950 PCM

### FEATURES

- Three Bedroom Flat
- Fitted Bathroom
- Gas Central Heating
- Belgrave Area
- 1st Floor
- Fitted Kitchen
- Double Glazing
- Close to Local Shops



 **SETHS**

# 3 Bedroom Apartment located in Leicester

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

Seths are proud to present this well-maintained three-bedroom flat located on Melton Road, in the highly sought-after Belgrave area.

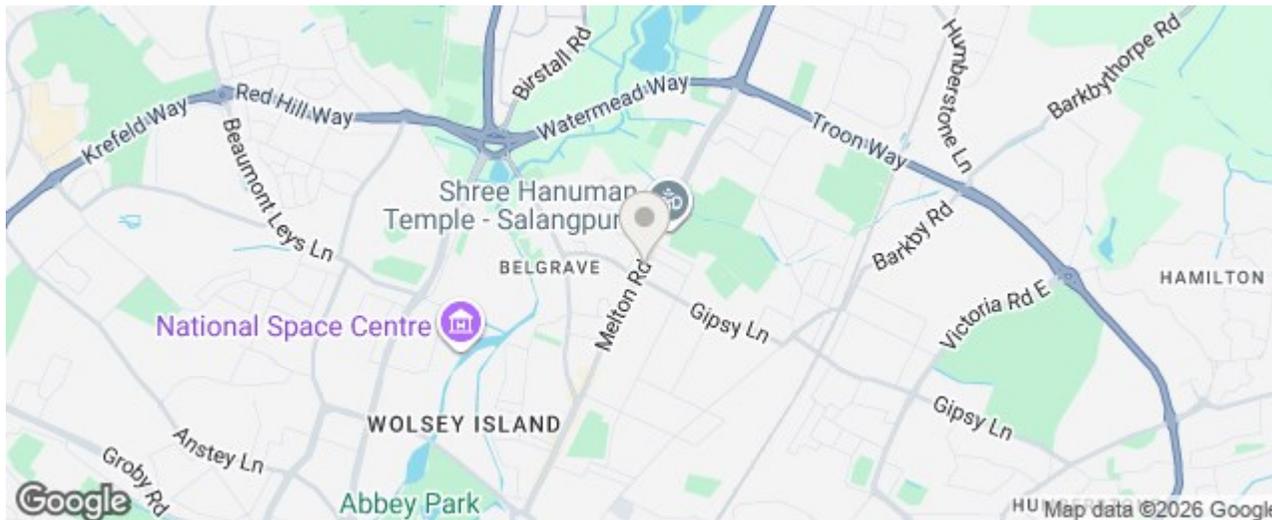
Ideally positioned, the property offers excellent access to local transport links, shops, and everyday amenities.

The flat features a modern fitted tiled bathroom comprising a bath with shower over, wash basin, and WC. The fitted kitchen is equipped with wall and base units, worktops, an integrated gas hob, and an electric oven.

Accommodation includes a spacious lounge, two well-proportioned bedrooms, with the third bedroom located on the top floor, offering added privacy.

Additional benefits include gas central heating and double glazing throughout, making this an ideal home for professionals or families alike.

Rent: £950PCM  
 Security Deposit: £1095  
 Tenancy Length: 6 Months  
 Council Tax Band: A



Call us on  
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**Council Tax Band**

**A**

## 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>		<b>64</b>
(39-54) <b>E</b>	<b>53</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 are advised to recheck the measurements.

