

AVAILABLE



Flat

WHITWICK WAY  
LEICESTER  
LE3 9TG

£875 Per Month

#### FEATURES

- Newly Refurbished
- Electric Heating
- Fitted Kitchen
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Bathroom
- Close to Local Shops



 **SETHS**

# 2 Bedroom Flat located in Leicester

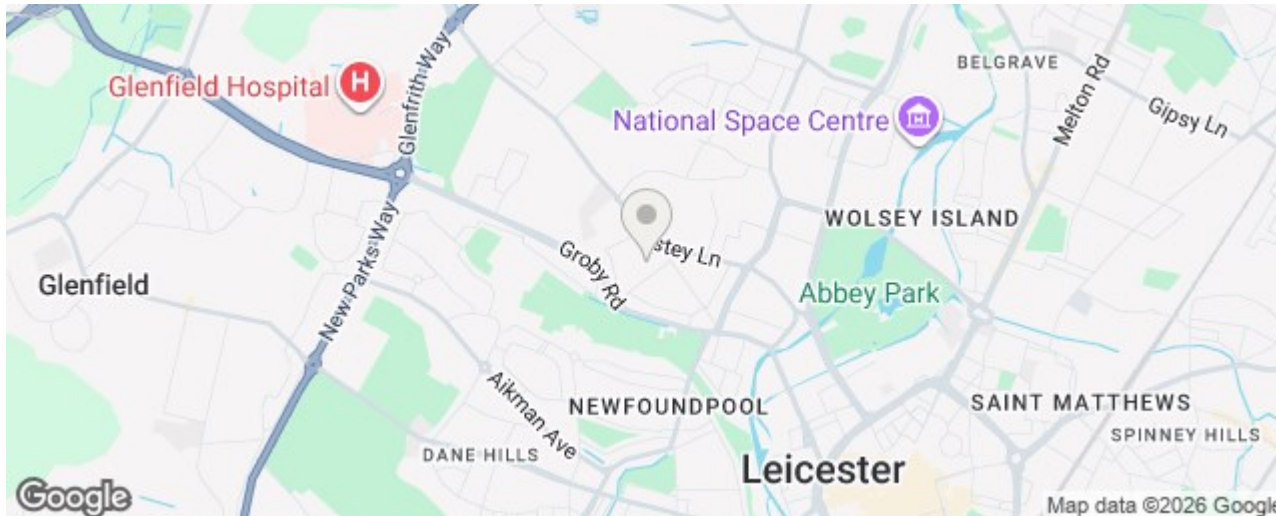
Seths are proud to market this Ground Floor Flat located on Whitwick Way, just off Anstey Lane in Leicester.

The property is ideally situated on the Ground Floor and opens in the Lounge Area. From the Lounge Area, there is an opening for a Fitted Kitchen inclusive of Wall and Base Units, Electric Integrated Hob and Oven with a Sink also.

From the Lounge is access to the Fitted Bathroom and 2 Bedrooms. The Fitted Bathroom consists of a Bath with Shower Over, Wash Basin and W.C.

The property benefits from Electric Heating and Double Glazing throughout and is Newly Refurbished. The property is located close to Transport Links and within a close walk to Leicester City Centre.

Rent: £875PCM  
 Security Deposit: £1005  
 Tenancy Length: Periodic  
 Council Tax Band: A



Call us on  
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[www.seths.co.uk](http://www.seths.co.uk)

**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>68</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.

