



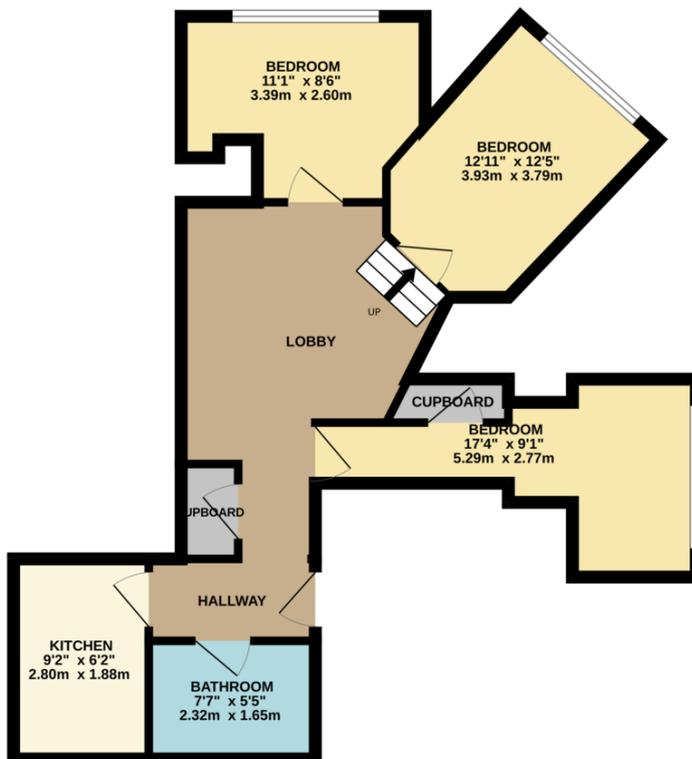
## TO LET

2 Bed Apartment in Rutland Street, Leicester LE1 1SE  
£1,100 pcm

Looking for something truly unique? Look no further! Quirky 2/3 bedroom apartment available to let in the heart of Leicester's cultural quarter. Set a stone's throw from the renowned Curve Theatre in the highly regarded Alexandra House, this property must be seen to be appreciated. The property comprises 2 or 3 bedrooms depending on your needs, spacious lobby / living room, kitchen and bathroom and benefits from one secure car parking space with valet parking.



GROUND FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

- Two / Three Bedrooms
- Secure Parking
- Valet Assist Parking
- Kitchen
- Bathroom
- Offered Unfurnished
- Recently Redecorated
- Superb Location

**Agents Note:** Whilst every care has been taken to prepare these sales 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.

