

LET AGREED



Apartment

AVENUE ROAD EXTENSION LEICESTER LE2 3EQ

£850 Per Month

FEATURES

- Ground Floor Flat
- Double Glazing
- Close to Welford Road
- 2 Bedrooms
- Private Car Park
- Electric Heating
- Close to Queens Road
- Shower Room



 **SETHS**

2 Bedroom Apartment located in Leicester

Seths are proud to market this 2 Bedroom Ground Floor Flat on Avenue Road Extension in close proximity to Welford Road on one side and Queens Road on the other in Leicester.

The property is ideally situated close to Local Transport Links, Local Shops, Places of Worship and Schools.

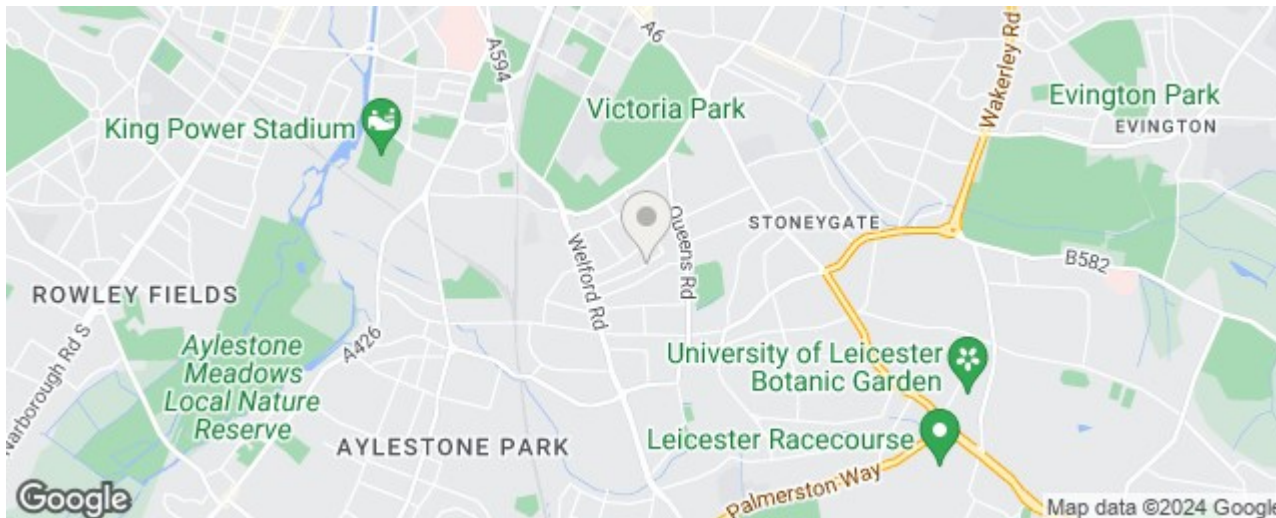
Upon entering the Building is a Communal Hallway.

Upon entering the Flat, there is a Hallway, providing access to the 2 Bedrooms, Shower Room inclusive of a Shower Cubicle, Wash Basin and W.C..

There is also an Open Plan Lounge/Kitchen. The Kitchen area consists of Wall and Base Units with Worktops, Sink, Integrated Electric Oven and Electric Hob.

The property consists of Electric Heating throughout and benefits from Double Glazing. There is also a Private Car Park to the rear of the Premises with a Parking Space available.

Rent: £850PCM
 Security Deposit: £950
 Tenancy Length: 12 Months
 Council Tax Band: A



Call us on
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Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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.

