



D22 Fleet Court, Leicester, LE1 3BB

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AVAILABLE TO MOVE IN AND REALLY EXCELLENT SIZED ROOFTOP GARDEN/BALCONY- RH Homes and Property are very pleased to be able to offer this BRAND NEW ONE BED APARTMENT WITH A ROOFTOP GARDEN - BALCONY TERRACE in an excellent location for Leicester City Centre and it's connecting travel networks.

All apartments are modern and spacious. With a lift or stairs for convenience.

This one offers an Open Plan Lounge/Kitchen & Bedroom with with Patio Doors out to the Rooftop Garden / Balcony, Shower Room, and Store/Airing Cupboard

Council Tax Band - Leicester City Council

The property is available unfurnished - VIEWING HIGHLY RECOMMENDED!!!!

Communal Hall

The apartment is approached from a communal hall in this stylish new build mainly glass fronted apartment building, there is an external door with fob, then this gives access through to the spacey communal stairs or lift and to external door into the Apartment.

Living Area

With a UPVC double glazed window and Patio Doors leading onto the Roof Garden/Balcony to provide excellent natural light. This stylish open plan apartment offers a wood style vinyl flooring, a good range of brand new gloss fronted soft close wall and base units with marbled look working surfaces over, an inset stainless steel sink and drainer, four ring electric hob with oven under, tiled splashbacks, electric heater, There is plumbing for a washing machine, space for a fridge, and shelving for a microwave. There is a useful two door store cupboard/airing cupboard.

Bedroom

With twin UPVC patio doors leading out onto the Roof Garden / Balcony, wood style flooring, and fitted wardrobes.

Shower Room

Having a brand new three piece white suite of low flush w.c., wash hand basin and a shower in a cubicle. There is a stainless steel heated towel rail, extractor fan, shaver socket, mirror and shelf.





External

This stylish new City Centre development, has fobs for access to external doors into the building and what will be small courtyard style gardens. All blocks are fitted to CCTV monitoring. With individual mailboxes, and an array of attractive communal hallways.

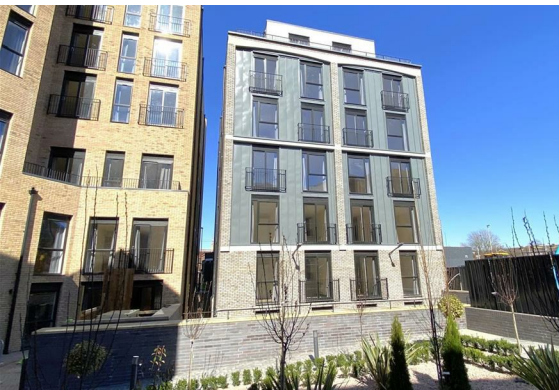
PLEASE NOTE

AVAILABLE TO VIEW AND MOVE IMMEDIATELY - The site is an ongoing working site with construction taking place full time in the rest of the development. Therefore there will be some construction noise during normal working hours, there will also be limited access to the site while works are going on (courtyard areas). Contractors are aware that people will be moved in & moving in and therefore will aim to act considerately.



Fleet Court, 25 OLD MILTON STREET, LEICESTER, LE1 3BB

All measurements are approximate and for display purposes only





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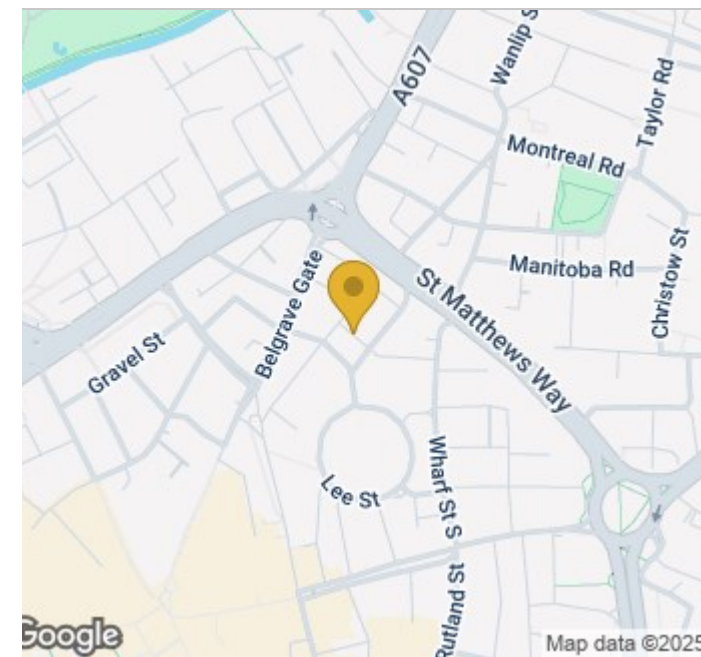
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Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Located as a Landmark Property on Lee Circle, Fleet Court on Old Milton Street is close to Leicester City Centre. Leicester Train and Bus Stations, and all City Centre local amenities and shops. Postcode for Sat Nav users is LE1 3QQ. The actual Postcode is LE1 3BB.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B	84	84
(69-80) C		
(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	