



**A9 Fleet Court, Leicester, LE1 3BA**  
**£695 Per Calendar Month**



AVAILABLE TO MOVE IN NOW - RH Homes and Property are very pleased to be able to offer this really popular style open plan Apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

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

The apartment offers an Open Plan Living Area, Kitchen, Shower Room, and Store/Airing Cupboard

Council Tax Band A - Leicester City Council

The property is available unfurnished and parking is available at the nearby NCP car park at Lee Circle (monthly, quarterly, annual subscriptions available using the NCP app).

Please email offices to view!

#### **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 stairs or lift and to external door into the Apartment.

#### **Living Area**

With UPVC patio door and Juliette Balcony to provide excellent natural light. This stylish open plan apartment offers a wood style vinyl flooring.

There is a Kitchen with a UPVC double glazed window to the side, a good range of modern 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 store cupboard/airing cupboard.

#### **Shower Room**

Having a 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**

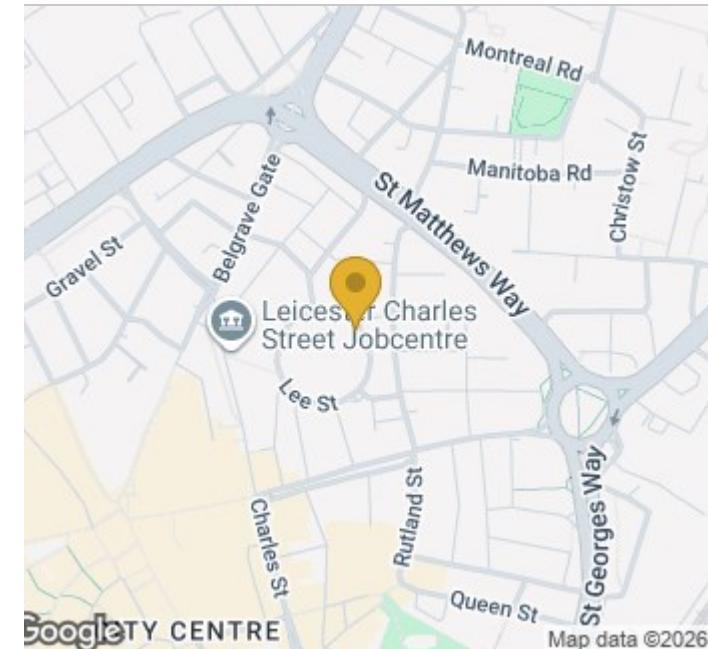
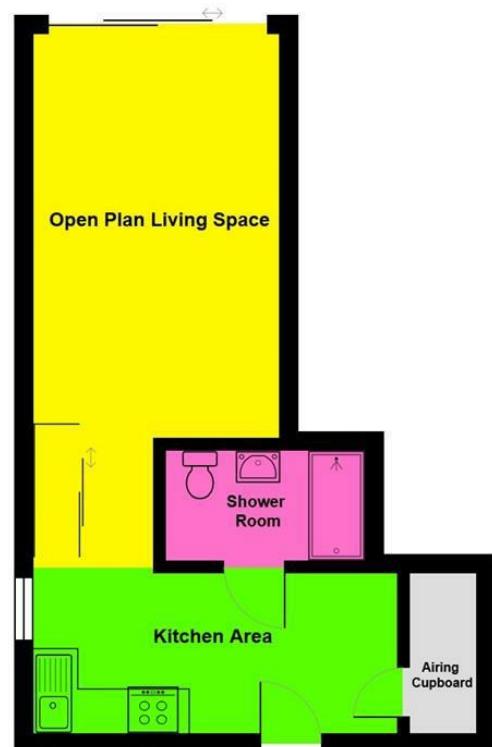
This stylish City Centre development, has fobs for access to external doors into the building and what will be small courtyard style gardens. With individual mailboxes, and an array of attractive communal hallways.

**Please Note**

The other side of the site still has some ongoing work, with construction taking place in the other parts 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 and therefore will aim to act considerately.

Fleet Street, Leicester, LE1 3AZ

All measurements are approximate and for display purposes only



Located as a Landmark Property on Lee Circle, Fleet House and Fleet Court 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 3BA.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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.

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