



A32 Fleet Court, Leicester, LE1 3BA
£755 Per Calendar Month



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

Apartment is modern and spacious.
With a lift (or stairs) for convenience.

This Apartment offers an Open Plan Lounge/Kitchen, Bedroom, Shower Room, and Store/Airing Cupboard

Council Tax Band A - Leicester City Council

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

INTERIOR PICTURES TO BE ADDED -
THE APARTMENT IS IN GOOD CONDITION.

Communal Hall

The apartment is approached from a communal hall in this stylish contemporary build and 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 a UPVC double glazed window to provide excellent natural light. This stylish open plan apartment offers a wood style vinyl flooring, a good range of 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.

Bedroom

With twin UPVC patio doors and Juliette Balcony, wood style vinyl flooring, and fitted wardrobes.

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.



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All measurements are approximate and for display purposes only

External

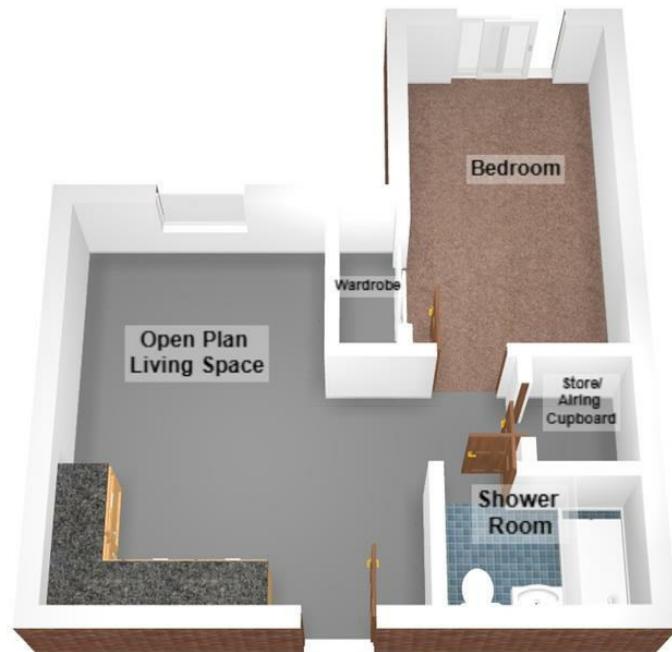
This stylish City Centre development, has fobs for access to external doors into the building and communal courtyard style gardens. With individual mailboxes, and an array of attractive communal hallways.

Viewings are recommended to fully see quality and options available at the development. Each has it's own style of shape and build.

PLEASE NOTE

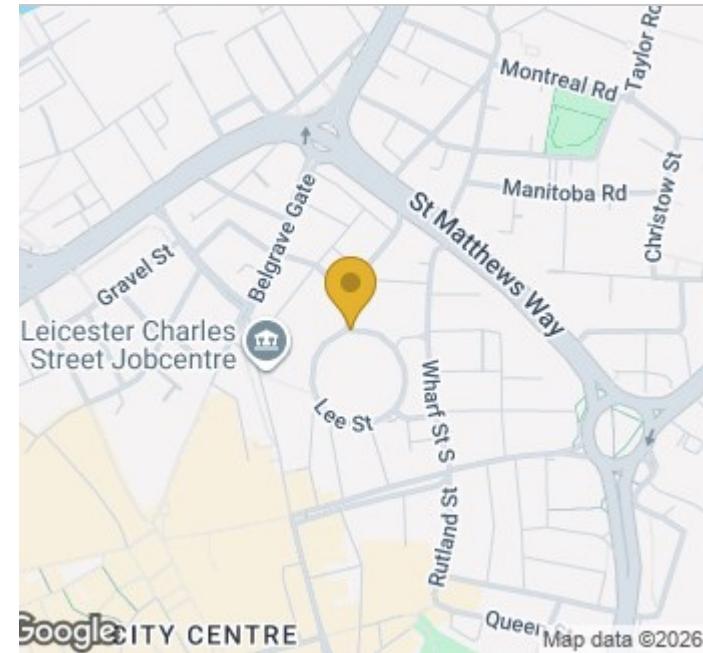
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The site is an ongoing working site with construction taking place full time in the rest of the development. Therefore there will be some construction noise during normal working hours, there will also be limited access to the site while works are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



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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	83	83
(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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.