

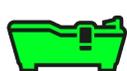


**B30a Fleet Court, Leicester, LE1 3AZ**

**£875**



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AVAILABLE IMMEDIATELY - RH Homes and Property are very pleased to be able to offer this really good sized modern one bedroom apartment in an excellent location for Leicester City Centre and it's connecting travel networks.

It comprises an Entrance Hall with window for natural light, Kitchen, Lounge with two windows, Bedroom with fitted wardrobe and window for natural light. Modern Shower room. Electric heating.

All apartments are modern and spacious.

Council Tax Band B- Leicester City Council

Deposit - £1009.00

VIEWING HIGHLY RECOMMENDED!

### Communal Hall

The apartment is approached from a communal hall in this stylish and landmark refurbished building via an external door with fob, then this gives access through to the external door into the Apartment.

### Hallway

With access off to all the main living quarters, and UPVC double glazed window.

### Kitchen & Living Area

Two UPVC double glazed windows to provide excellent natural light. The 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 in the kitchen area and separate airing cupboard from the lounge.

### Bedroom

UPVC double glazed window for natural lighting. With wood style vinyl flooring, electric heating, and fitted wardrobes with hanging and shelving.

### 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.



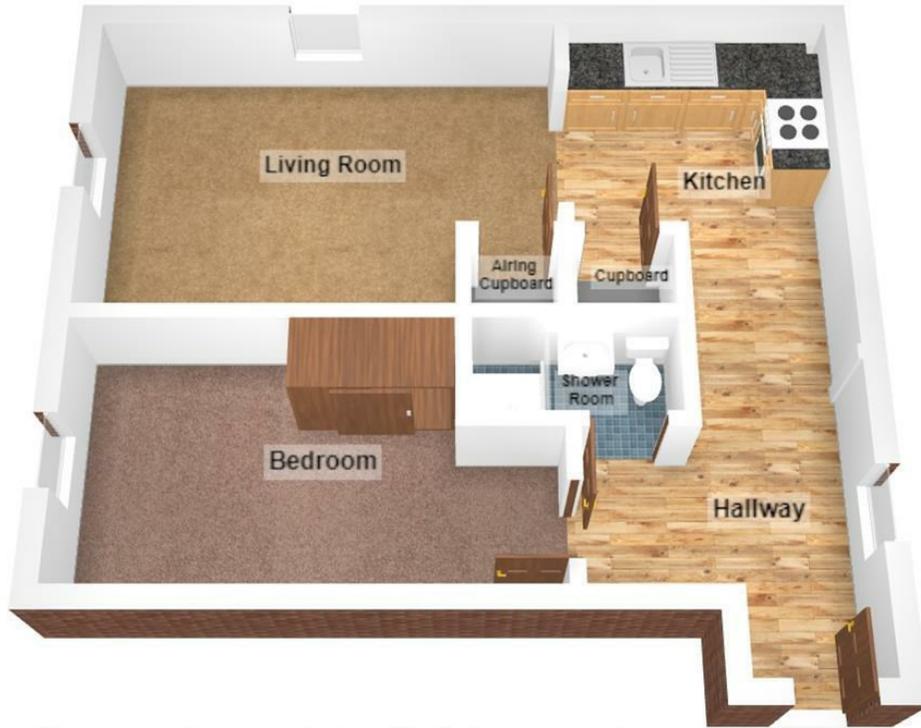
**External**

This stylish modern City Centre development, has a shared courtyard style garden. With individual mailboxes, and an array of attractive communal hallways.

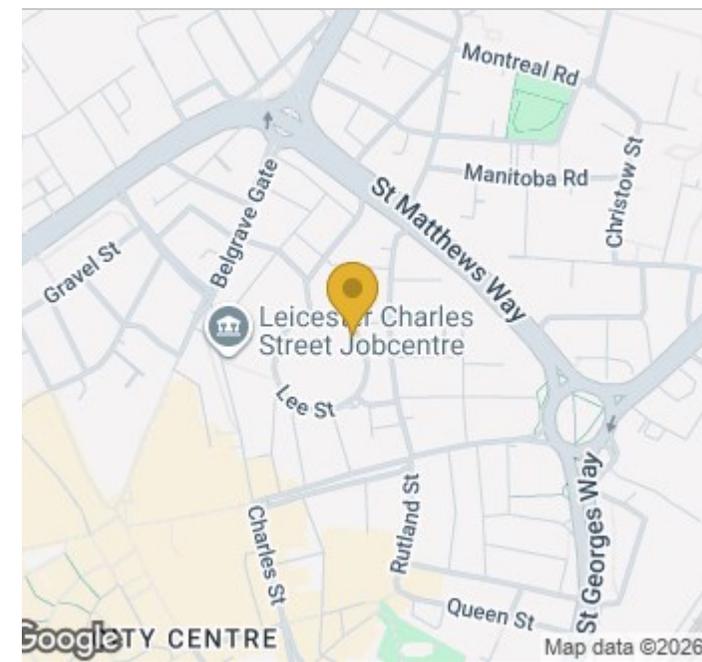
**Note**

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

There is still work on other areas of the development, so may occasionally be a degree of noise from site.



All measurements are approximate and for display purposes only



Located as a Landmark Property on Lee Circle, Fleet House 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 post code LE1 3AZ.

## Viewing

Please contact our Saigal Properties 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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 82                      | 82        |
|   | EU Directive 2002/91/EC |           |

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