



READINGS

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£600 PCM

Flat 4 The Cherub, 40 Colton Street, Leicester, LE1 1AF

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A superb ground floor studio apartment located in the heart of Leicester's thriving cultural centre.

The studio benefits from a communal entrance hall houses an intercom system. The apartment itself is entered via a private entrance hall. The shower room has a shower enclosure, a pedestal wash hand basin and a WC. The open plan living/bedroom/kitchen area has wooden flooring throughout, a window to the side overlooking St George's churchyard. The living/bedroom area has built-in cupboards and steps up to the contemporary kitchen area with integrated Neff hob with stainless steel oven beneath, dishwasher and space for a washing machine and under counter fridge. Sorry no parking included. Viewing is a must! Council tax band A

Communal entrance hall

The communal entrance hall houses an intercom system

Private entrance hall

Electric storage heater and wooden flooring

Shower room

A glazed shower enclosure, a pedestal wash hand basin and an enclosed WC, electric storage heater, part tiled walls and tiled floor.

Open plan living/kitchen/bedroom area

The open plan living/kitchen/bedroom area has wooden flooring throughout, a window to the side overlooking St George's churchyard, electric storage heaters. The living/bedroom area has built-in cupboards and steps to the contemporary kitchen area with granite surfaces, stainless steel sink with chrome mixer tap above, an integrated four-ring Neff hob with stainless steel oven beneath, dishwasher and plumbing for an automatic washing machine.

