



# READINGS

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## £1,800 Per Calendar Month

Court Chambers 27.5 Friar Lane, Leicester, LE1 5QS

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This huge property lies in a prime location in the professional quarter of the city. Offering flexible levels of accommodation to include 1/2 reception rooms and 5/6 bedrooms, the property has been finished to a high standard throughout. It's handy for access to the city centre and LRI. Internal viewing strongly advised! No parking included. Council tax band D

### Enclosed Porch

### Reception Hall

### Front Reception Room/Bedroom 6

14'1" max x 13'5" (4.3m max x 4.1m)

### En-Suite Shower Room

With shower cubicle, wash hand basin and toilet.

### Lounge

13'9" x 14'9" (4.2m x 4.5m )

With doors to courtyard garden.

### Kitchen

12'5" x 7'10" (3.8m x 2.4m)

With two built-in electric ovens, two 4 ring gas, hobs, two stainless steel chimney style, extractor hood, two freestanding upright, fridge, freezers, extensive range of built-in base, and eyelevel cupboards, two sinks.

### First Floor Landing

### Bedroom 1 Front

12'9" x 11'1" (3.9m x 3.4m)

### Inner Lobby

### Bedroom 2 Front

14'5" x 9'10" min (4.4m x 3m min)

### Bedroom 3 Rear

13'9" x 9'2" (4.2m x 2.8m)

### Bathroom/WC

With panelled bath with shower over, wash hand basin and toilet.

### Utility Room

With wall mounted Worcester boiler and 2 Beko washer/dryers.

### Shower Room/WC

With shower cubicle, wash hand basin and toilet.

### Second Floor Landing

### Bedroom 4 Front

13'1" x 8'2" to approx 5' eaves height (3.99m x 2.49m to approx 1.52m eaves height)

### Bedroom 5 Rear

14'9" x 9'6" (4.5m x 2.9m)

### Shower room/WC

With shower cubicle, wash hand basin and toilet.

