



READINGS

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£750 PCM

249a Hinckley Road, Leicester, Leicestershire, LE3 0TG

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A well presented unfurnished one bedroom first floor flat benefitting from gas central heating and double glazing throughout. This spacious flat offers a generous hallway with a useful study/office area, large reception room, fitted kitchen with built in oven and hob, double bedroom and a shower room. There is also a utility room within the ground floor entrance with plumbing for a washing machine. It has been redecorated internally throughout and had new laminate flooring installed to the entrance stairs. Ideally located in the popular West End area of Leicester, the flat is within walking distance of the amenities on Narborough Road, Braunstone Gate, and Leicester City Centre. The property is situated above a commercial premises. Viewing is a must! Council tax band A

Entrance Hall

Stairs from the ground floor lead to the large entrance hall within the flat.

Lounge

15 x 14 (4.57m x 4.27m)

Large lounge with square bay window.

Study area off entrance hall

12'0" x 4'11". (3.66m x 1.52m.)

An addition room off the entrance hall. An ideal space for a study.

Fitted kitchen

8'0" x 6'0". (2.44m x 1.83m.)

Fitted kitchen with built in oven and hob.

Bedroom

12'0" x 12'0" (3.66m x 3.66m)

Good sized bedroom.

Shower room

Spacious shower room with WC, shower and wash hand basin.

