

AVAILABLE



Flat

# LINCOLN STREET LEICESTER LE2 0JU

## £700 PCM

### FEATURES

- Fitted Kitchen
- Local to Train Station
- 1 Bedroom
- Close to Local Amenities
- Ideal Location
- Fitted Bathroom
- Close to Local Shops



 **SETHS**

# 1 Bedroom Flat located in Leicester

Call us on

0116 266 9977

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www.seths.co.uk

Seth's are proud to market this 1 Bedroom First Floor Flat on Lincoln Street, Highfields.

Upon entering the property you are welcomed by the Hallway that provides access to the Bathroom inclusive of Wash Basin, W.C and a Bath with a Shower. There is also a Double Bedroom.

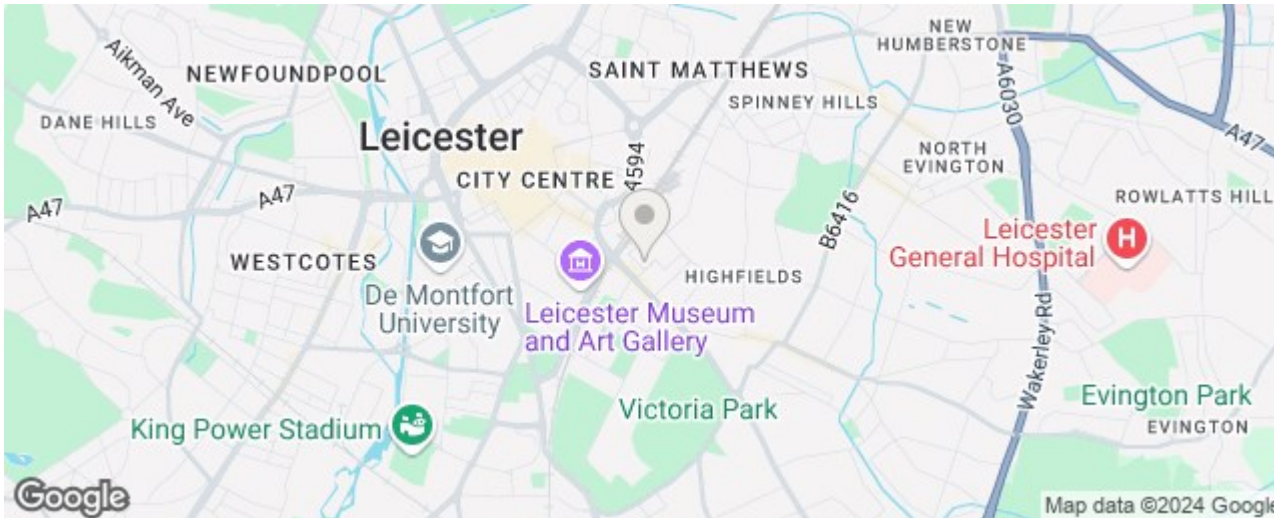
Leading on from the Hallway is the Open Plan Lounge/Kitchen. The Fitted Kitchen comprises of an Integrated Electric Hob and Electric Oven and Laminate Flooring. The Kitchen also benefits from Wall and Base units with Worktops Over and a Sink.

This is a great location for individuals who aspire to be local to the City Centre and fantastic Transport Links.

The whole property benefits from Gas Central Heating and Double Glazing throughout.

Towards the rear of the property there is a yard.

Rent: £700PCM  
 Security Deposit: £805  
 Tenancy Length: 6 / 12 Months  
 Council Tax Band: A



Council Tax Band

A

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

