

AVAILABLE



Apartment

**EDITH MURPHY  
CLOSE  
LEICESTER  
LE4 3AZ**

**£1,150 PCM**

**FEATURES**

- 2 Bedroom Apartment
- Master Bedroom with En-Suite
- Master Bathroom
- Double Glazing
- 2 Spacious Bedrooms
- Part Furnished
- Fitted Kitchen
- Gas Central Heating



# 2 Bedroom Apartment located in Leicester

Call us on

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Seths are proud to market this BEAUTIFUL PRIVATE AND LUXURIOUS 1st Floor Apartment located on Edith Murphy Close, Birstall.

The Premises is secured by a Private Gated Entrance.

Upon entering the Apartment, there is a Spacious Hallway, providing access to the Master Bathroom, inclusive of a Shower Cubicle, Wash Basin and W.C.

Also leading from the Hallway are 2 Generous Sized Bedrooms. The Master Bedroom benefits from a Walk-in-Wardrobe and an En-suite, consisting of a Shower Cubicle, Wash Basin and W.C.

There is also an Open Plan Lounge/Dining Area and Fitted Kitchen. The Fitted Kitchen consists of Wall and Base Units and Integrated Appliances such as a Fridge Freezer, Electric Hob and Oven, Washer/Dryer and Dishwasher.

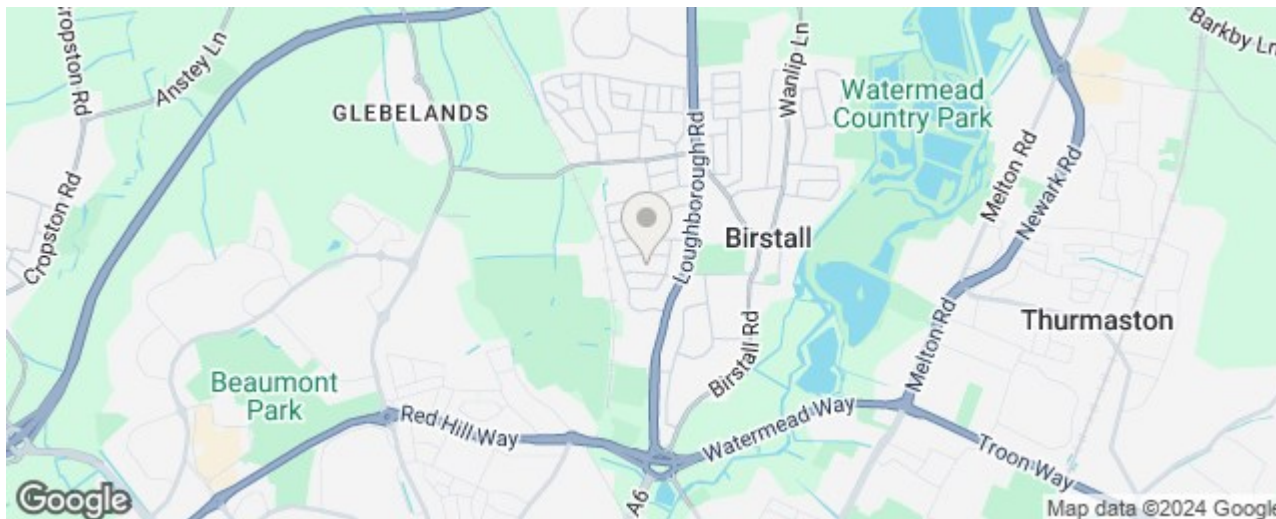
The property benefits from Gas Central Heating and Double Glazing throughout. There is an allocated Parking Space within the Gated Entrance and also a Communal Garden.

Rent: £1150PCM

Security Deposit: £1325

Tenancy Length: 6/ 12 Months

Council Tax: E



## Council Tax Band

E

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.

