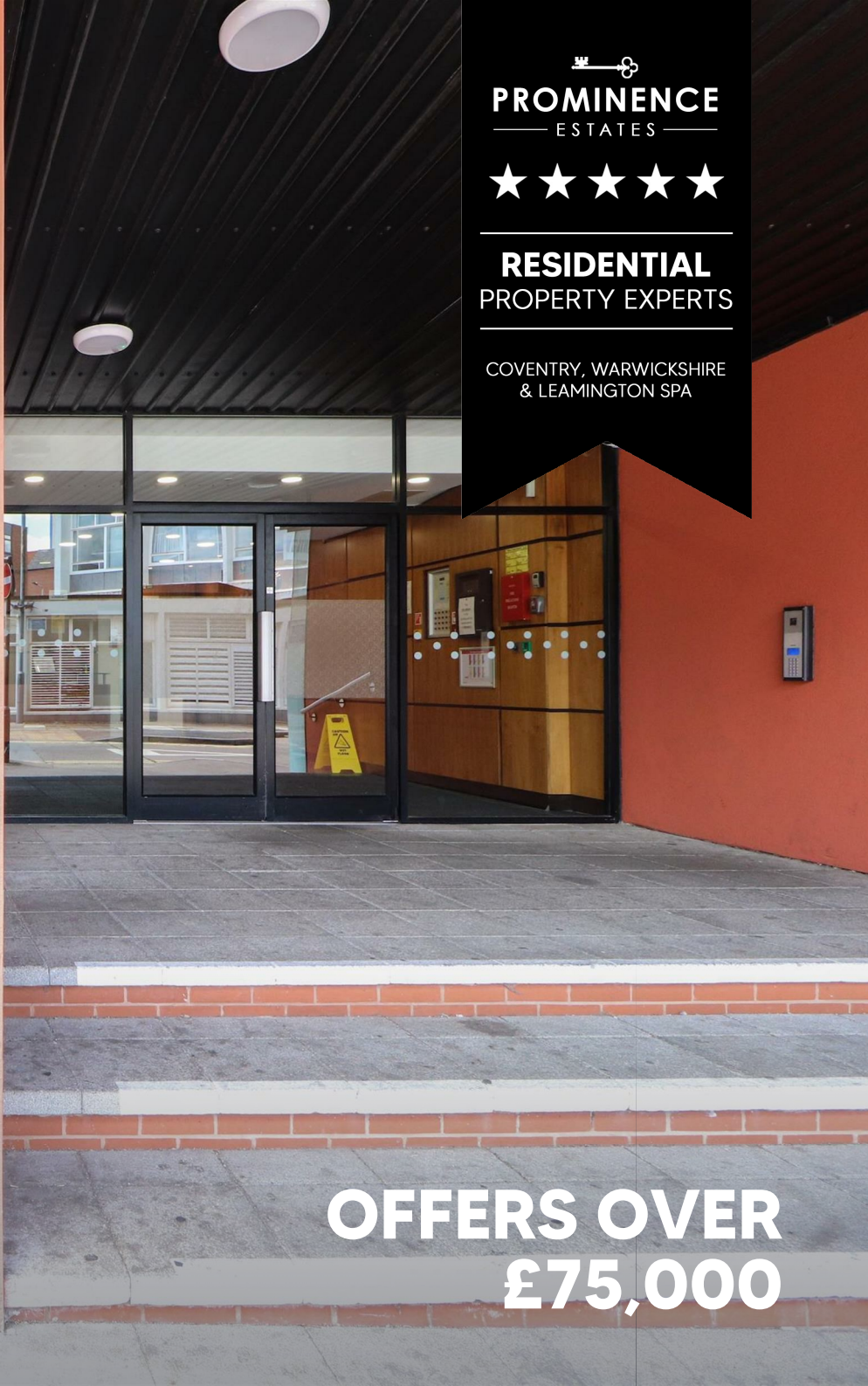




METROPOLITAN APARTMENTS

**LEE CIRCLE,**  
LEICESTER, LE1 3RF



**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**OFFERS OVER**  
**£75,000**

## LEE CIRCLE



# PROMINENCE

— ESTATES —

Situated in the vibrant heart of Leicester, this apartment is set within a contemporary and well-maintained development that offers both convenience and style. Upon entering, you are greeted by a welcoming reception area that leads you into the rest of the property. The apartment benefits from the added luxury of allocated private parking, ensuring ease and security for your vehicle.

The modern bathroom is fitted with contemporary fixtures and includes a sleek shower, offering both functionality and comfort.

[Living Room](#)

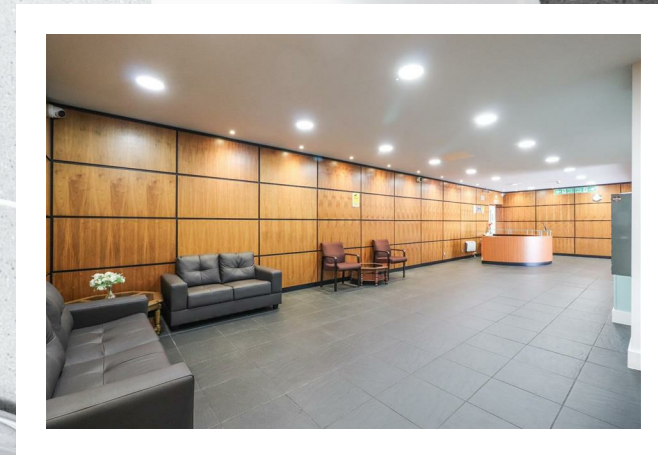
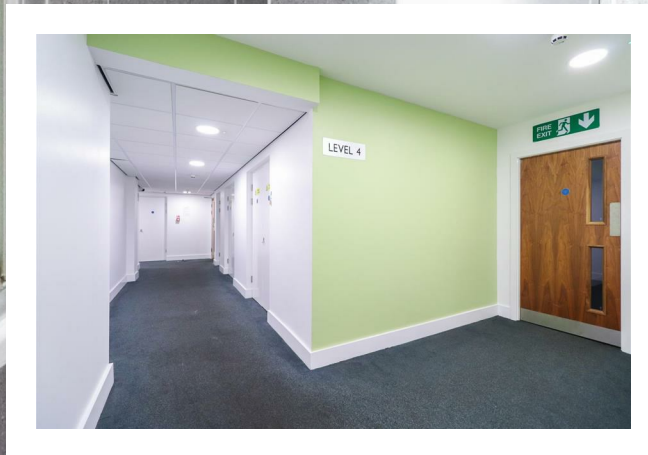
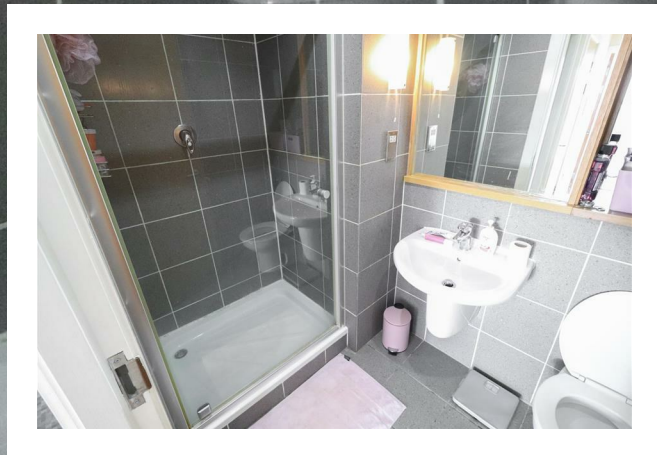
[Kitchen](#)

[Bedroom](#)

[Bathroom](#)

The expansive open-plan living room creates a bright and airy atmosphere, perfect for relaxing or entertaining. The generously sized double bedroom features built-in wardrobes, providing ample storage space while maintaining a clean and clutter-free aesthetic. The fully fitted kitchen is equipped with high-quality integrated appliances, including a dishwasher, making everyday tasks effortless.





## Ground Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)



### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
|                                             | <b>62</b> | <b>68</b>               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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**PROMINENCE**  
ESTATES