

AVAILABLE



Flat

# MAYNARD ROAD LEICESTER LE2 0AN

£1,200 Per  
Month

## FEATURES

- Spacious First Floor Flat
- Bright & Airy Lounge
- Double Glazed Throughout
- Excellent Transport Links
- Four Bedrooms
- Gas Central Heating
- Close to Leicester City Centre
- Walking Distance to Local Amenities



 **SETHS**

# 4 Bedroom Flat located in Leicester

**\*\*No Deposit Option Available\*\***

Seths are pleased to present this spacious 4 Bedroom First Floor Flat located on Maynard Road in the popular St Matthews area of Leicester.

Ideally situated within close proximity to Leicester City Centre, Leicester Railway Station, local schools, places of worship, supermarkets and a wide range of everyday amenities, this property offers generous accommodation throughout.

The property is accessed via its own entrance with stairs leading to the First Floor.

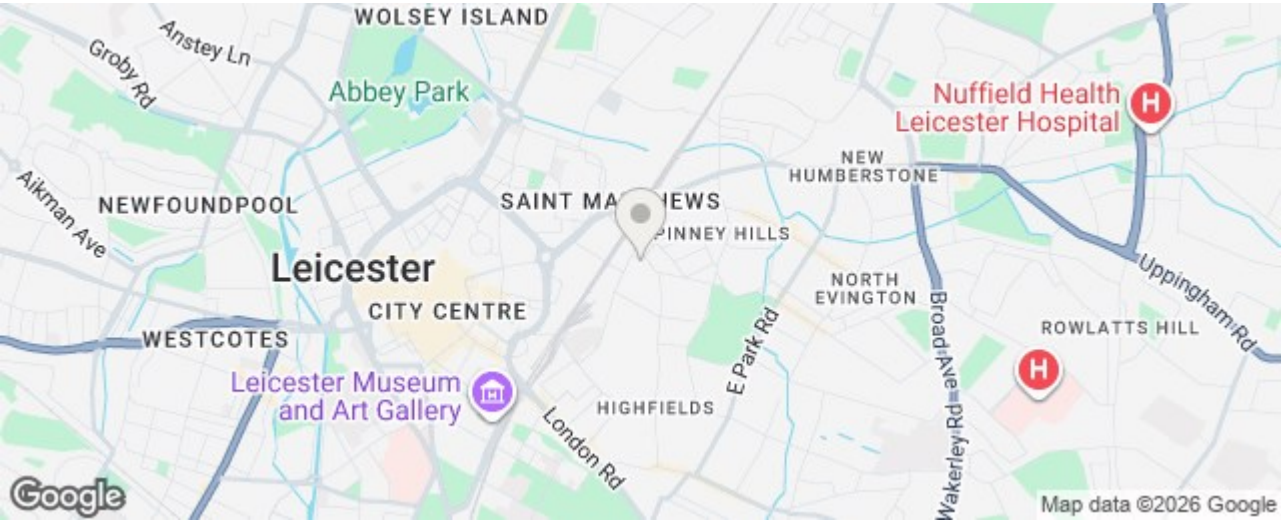
Up a flight of stairs, is a Hallway, which provides access to a bright and spacious Lounge, Bedrooms and the Bathroom.

From the Lounge there is access to a well appointed Fitted Kitchen, comprising Wall and Base Units with Worktop Over, Gas Cooker and a Sink, providing ample storage and workspace.

The property further benefits from 4 Bedrooms and a Family Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C.

Further benefits include Double Glazing and Gas Central Heating throughout.

This spacious First Floor Flat is ideally suited for families or professionals seeking convenient access to Leicester City Centre and surrounding amenities.



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
**www.seths.co.uk**

**Council Tax Band**  
**A**

| 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>England &amp; Wales</b>                  | EU Directive<br>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.

