

AVAILABLE



Flat

# EAST BOND STREET LEICESTER LE1 4SX

£795 PCM

## FEATURES

- Duplex Apartment
- Close To Local Amenities
- Spacious Apartment
- Secured Entry
- Ideal Location
- City Centre
- Unfurnished



 **SETHS**

# 2 Bedroom Flat located in Leicester

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

Seths are pleased to present this spacious two-bedroom duplex apartment, ideally located in the heart of Leicester City Centre.

The property is perfectly situated within easy reach of local shops, offices, restaurants, bars, and leisure facilities, whilst also being within walking distance of both Leicester Train Station and the City Centre Bus Station, making it ideal for professionals and commuters alike.

Accessed via a secure gated entrance with entry code system, the accommodation is arranged over two floors. The property briefly comprises a bright and spacious open-plan living and kitchen area, providing a comfortable space for both relaxation and dining. The kitchen comes equipped with a cooker and washing machine.

To the first floor are two generously sized double bedrooms and a fitted bathroom comprising a shower cubicle, wash hand basin, and W.C.

Offering convenient city centre living in a secure development, this property is available to view now and early inspection is highly recommended.

Rent: £795CM  
Security Deposit: £915  
Tenancy Length: Periodic  
Council Tax Band: B



Call us on

**0116 266 9977**

**let@seths.co.uk**

**www.seths.co.uk**

**Council Tax Band**

**B**

## 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>                            |                            | <b>74</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>40</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.

