

AVAILABLE



Apartment

# FALMOUTH ROAD LEICESTER LE5 4WN

## £695 PCM

### FEATURES

- Recently Refurbished throughout
- Newly fitted kitchen
- Top Floor
- Close to local amenities
- Modern Bathroom
- Decorated throughout
- Views overlooking Leicester



The logo for SETHS, featuring a stylized red 'S' followed by the word 'SETHS' in black capital letters on a white background.

# 1 Bedroom Apartment located in Leicester

Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Positioned on the 13th floor with the convenience of lift access, this newly renovated one-bedroom apartment offers elevated living with a modern finish throughout.

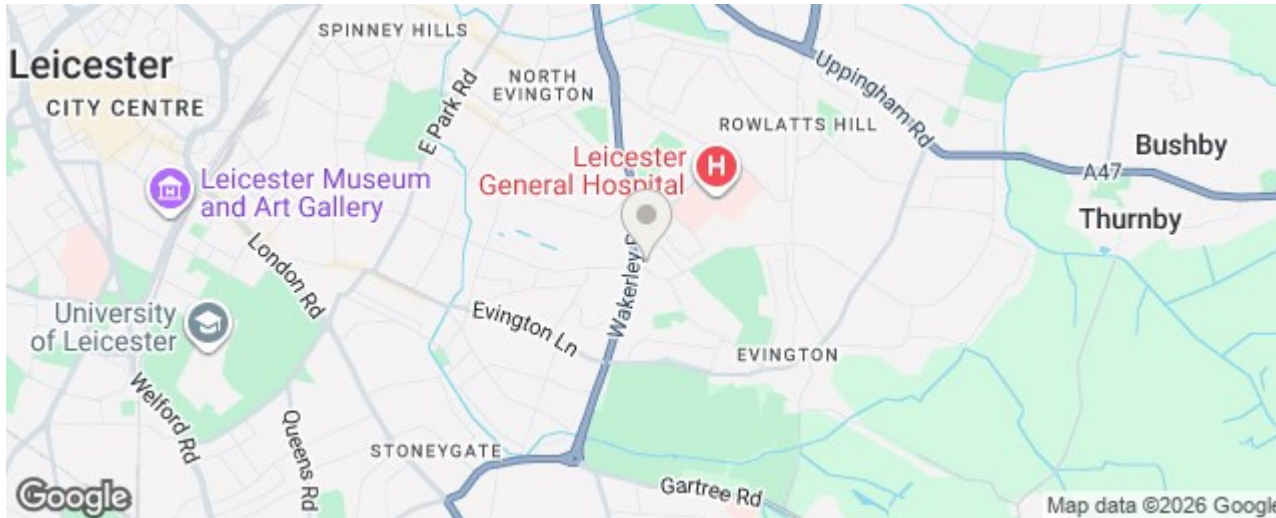
Step inside to a welcoming entrance hall that leads into a thoughtfully designed layout. The separate double bedroom benefits from a built-in wardrobe, providing practical storage without compromising on space. The sleek, contemporary three-piece bathroom has been finished to a high standard, creating a clean and comfortable environment.

At the heart of the home is the bright open-plan kitchen, dining, and living area perfect for both relaxing and entertaining. The kitchen comes fully equipped with integrated white goods and is complemented by a stylish breakfast bar, ideal for casual dining or working from home.

Set within the highly desirable residential area of Evington, the property enjoys a peaceful setting while remaining incredibly well connected. Local shops and everyday amenities are just moments away, and the General Hospital is within easy walking distance, making this an ideal location for professionals and healthcare workers alike.

This is a fantastic opportunity to secure a beautifully finished home in a prime location—early viewing is highly recommended.

Rent: £695CM  
 Security Deposit: £800  
 Tenancy Length: Periodic  
 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	45
(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.

