



Room (EPC Rating:)

**THIRD FLOOR ROOM, 16 BRAZIL STREET,
SAFFRON, LEICESTER, LE2 7JA**

Per Month

£430 Per



1 Bedroom Room located in Leicester

Seths are pleased to present this Double Bedroom within a House of Multiple Occupation (HMO) located on Brazil Street in the popular Saffron area of Leicester.

The property offers comfortable shared accommodation and is ideally suited to working professionals seeking affordable accommodation with convenient access to Leicester City Centre, Leicester Royal Infirmary and local amenities.

The Front Door opens into a Communal Hallway providing access to the shared living areas. The property benefits from a spacious Communal Kitchen, fitted with Wall and Base Units with Worktop Over, Integrated Hob with Extractor Hood over, Oven and Sink, along with ample storage and food preparation space.

The available accommodation comprises a well proportioned Third Floor Double Bedroom, offering comfortable living space with room for essential furnishings.

Residents also benefit from access to shared Bathroom facilities and a Rear Garden.

Council Tax Band

Exempt

Energy Performance Graph

Call us on

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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.

