



**23C Market Place, Coalville, LE67 5DT**

**£750 Per month**

A newly fully refurbished first floor duplex flat.

The home offer provides a secure entrance leading to a private entrance hall which in turn provides access to the freshly presented accommodation.

The lower level offers two double bedrooms whilst a staircase provides access to a living area with access to an open plan kitchen and contemporary three piece shower room suite.

Further works will also be undertaken to provide an eventual off road parking space.

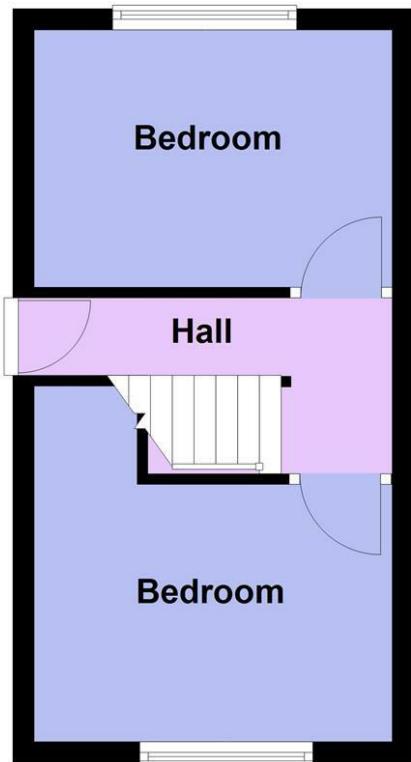
The property is ideally located close to nearby amenities.



## Floor Plan

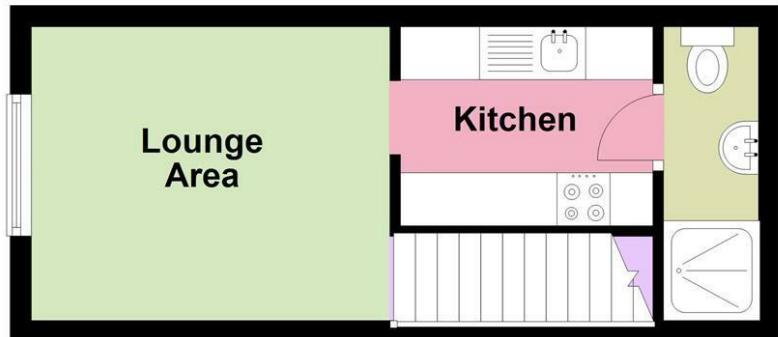
### First Floor

Approx. 22.7 sq. metres (244.1 sq. feet)



### Second Floor

Approx. 19.0 sq. metres (204.6 sq. feet)

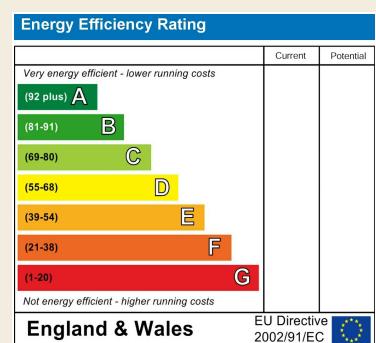


Total area: approx. 41.7 sq. metres (448.6 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.