

Aston & Co

ESTATE & LETTING AGENTS



Flat 3, The Grand Hotel, Canal Street

, South Wigston, LE18 4PQ

£880 Per Month



*****COMING SOON***** Aston & Co are delighted to offer to the market this two bedroom apartment located in the stunning conversion of the former Grand Hotel located on Canal Street in South Wigston, The property is finished to an extremely high specification and is located on the ground floor. The apartment benefits from an independent entrance, gas central heating and double glazing, and provides open plan living kitchen with electric stainless steel oven, integrated dishwasher, fridge and freezer, exposed brick wall with up and down lighters, two bedrooms and a contemporary three piece bathroom suite. To the outside of the property has an allocated car parking space. Internal viewing is essential to truly appreciate the property on offer!

- Two Double Bedrooms
- Ground Floor Flat
- Fitted Kitchen with Integrated Appliances
- Open Plan Living & kitchen space
- Allocated Parking Space
- Secure Gated Access
- Available End Of March 2026!
- Internet - standard, superfast & ultrafast
- Council Tax A
- EPC Rating C



Tenancy Information

Price : £880

- Holding Deposit: £203 (equivalent to one weeks rent)
- Deposit : £1015 (including the holding deposit)
- Length of tenancy : 12 months
- Council tax band : A

viewing arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.



Floor Plan



Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

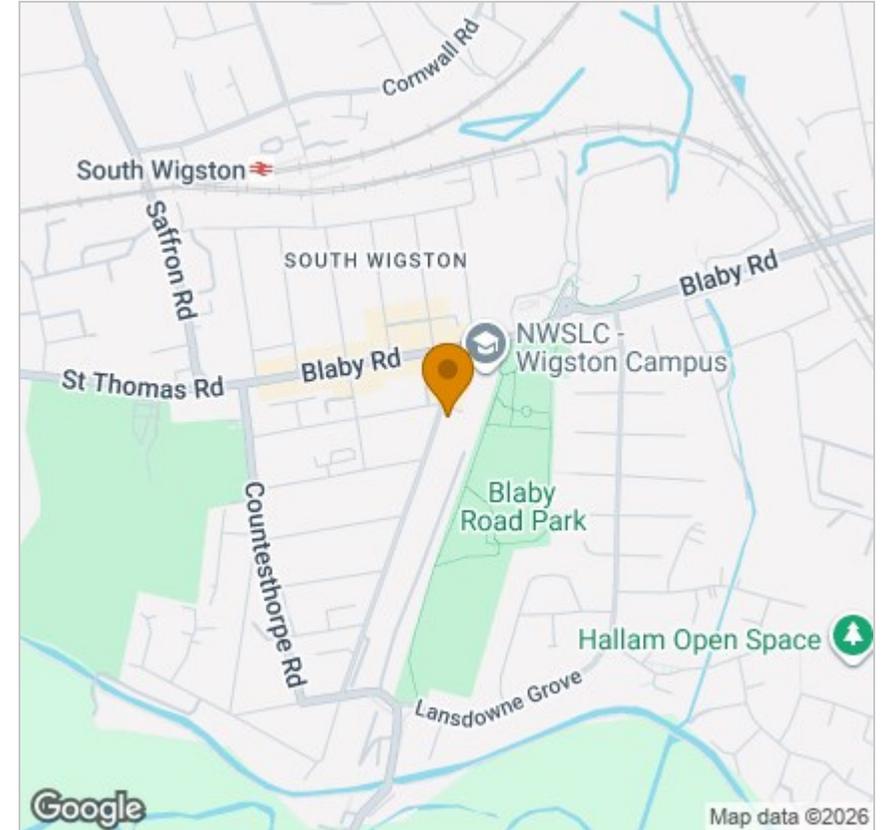
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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<https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	