



59 Regent Road  
, Leicester, LE1 6YF  
**£700 Per Month**

Available Immediately, We are pleased to offer this well presented third floor room to rent. The room is furnished and briefly comprises of; Fitted Kitchen with Fridge Freezer and Microwave, Living Space with Sofa, Bed and Wardrobes all included. The property has shared kitchen and shower room facilities. The property also benefits from being within walking distance of Leicester Train Station and all of the Cities Amenities.

All bills are included within the rental price.

- All Bills Included
- Third Floor
- Room to Rent
- Furnished
- Kitchenette
- Close to University of Leicester



## 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.

## Tenancy Information

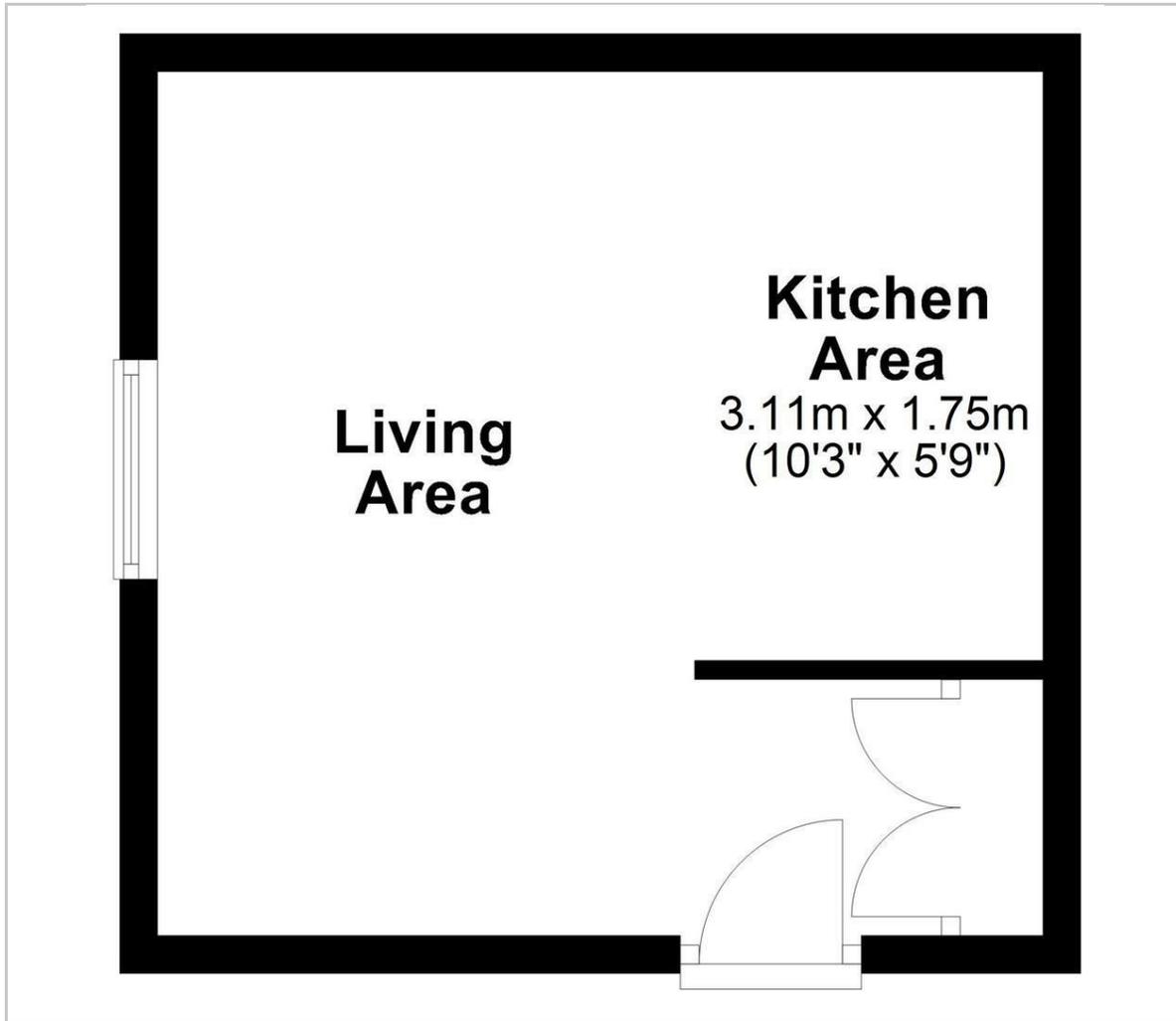
Price : £700.00

-Holding Deposit: £161.00

- Deposit : £807.00 (including the holding deposit)



## 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.

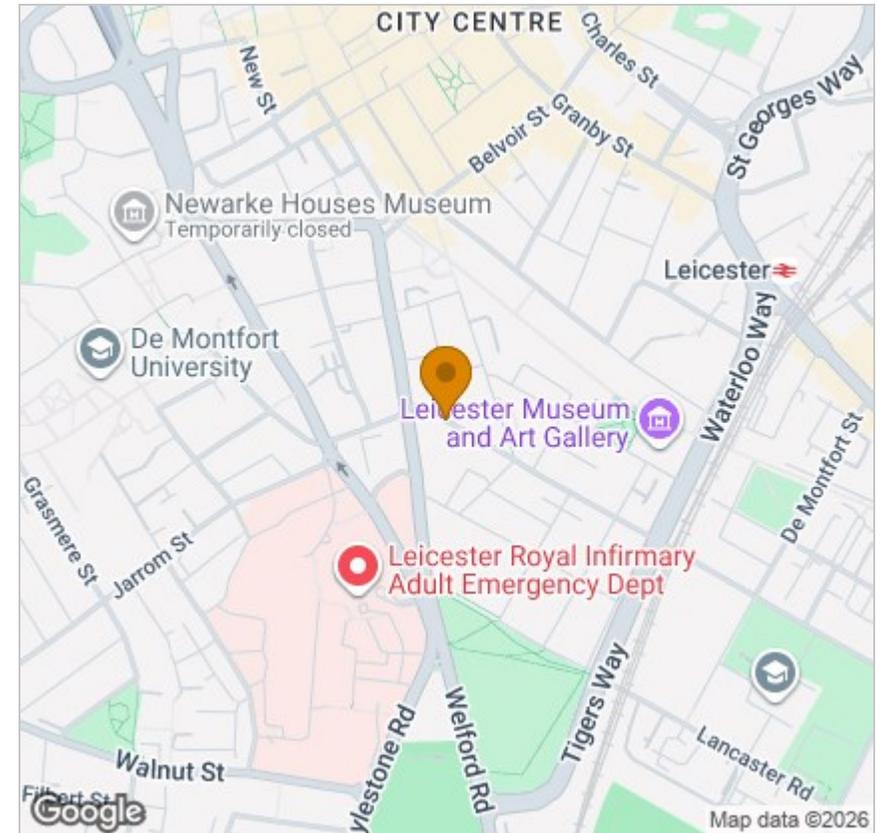
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	