



20 Warren Avenue  
, Leicester, LE4 9WY  
**£675 Per Month**



Available Immediately, we are delighted to offer to the market this well presented one bedroom maisonette, situated on the border of Hamilton and Thurmaston. The accommodation briefly consists of Hall, Lounge Diner, Fitted Kitchen, Double Bedroom and Bathroom.

- Available December 2025!
- One Bedroom
- Recently Decorated
- Double Glazed & Electric Storage Heating
- Close to Thurmaston & Hamilton
- Internet - Standard, Superfast & Ultrafast
- Council Tax Band A
- EPC Rating D



## **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 : £675.00

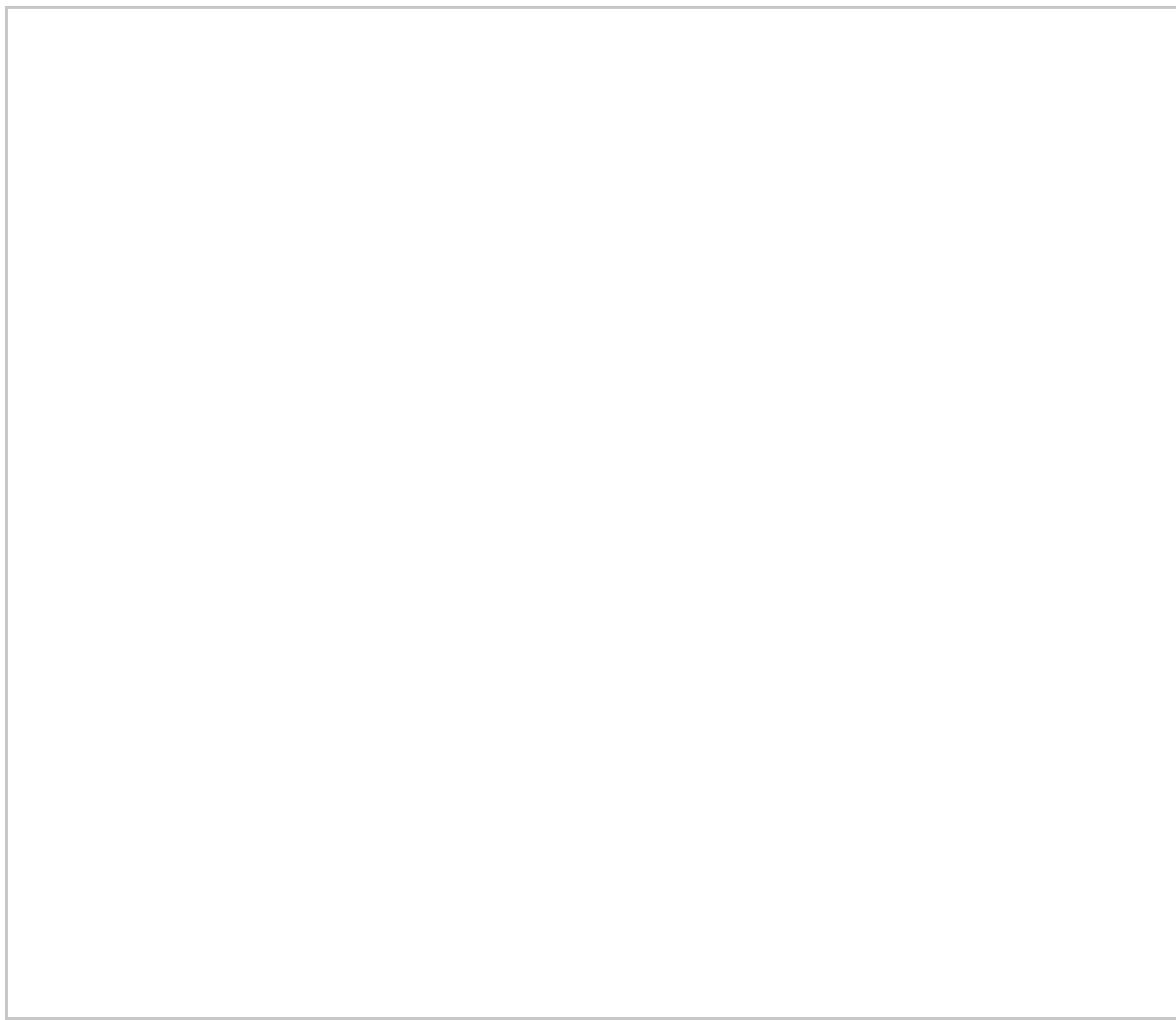
-Holding Deposit: £155.00

- Deposit : £778.00 (including the holding deposit)

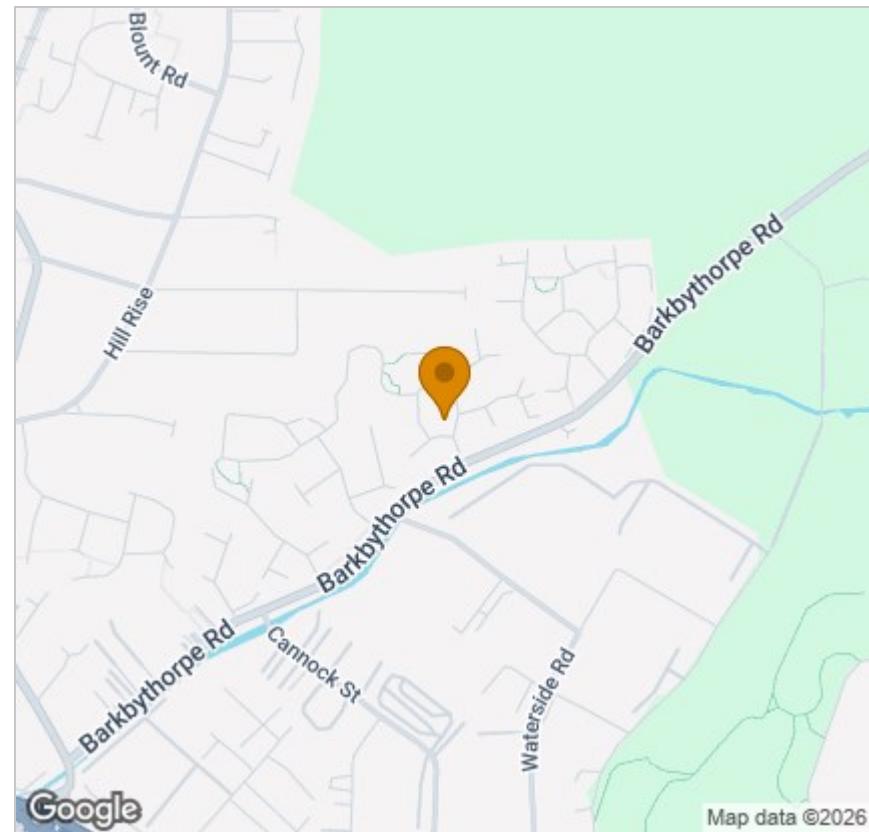
- Length of tenancy : 6 months

- Council Tax Band: A

## Floor Plan



## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**67 67 Long Street, Wigston, Leicestershire, LE18 2AJ**

Tel: 0116 2883872 Email: [lettings@astonandco.co.uk](mailto:lettings@astonandco.co.uk)

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

## Energy Efficiency Graph

