



30 Warren Avenue  
, Leicester, LE4 9WY  
£850 Per Month



A Newly refurbished Two Bedroom End Town House located between Hamilton & Thurmaston with excellent access to both Leicester City Centre & the beautiful North-East Leicestershire Countryside.

From the Modern Kitchen with Built in Oven, Hob, ample storage & worktops you access the LOUNGE with Laminate wood grain effect flooring & Spiral staircase to the first floor.

The Patio Door from the Lounge overlooks the REAR GARDEN with a large SHED & DECKING AREA with side access to OFF ROAD PARKING for 3+ vehicles.

To the first floor there are 2 double bedrooms with a family bathroom.

Internal Viewing is highly recommended to avoid missing out!

- Two Bedrooms
- Town House
- Newly Refurbished Throughout
- Close to Leicester City Centre
- Enclosed Rear Garden
- Parking Available
- Gas Central Heating & UPVC Double Glazing
- Internet - Standard, superfast & Ultra Fast, see <https://www.ofcom.org.uk/>
- 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**

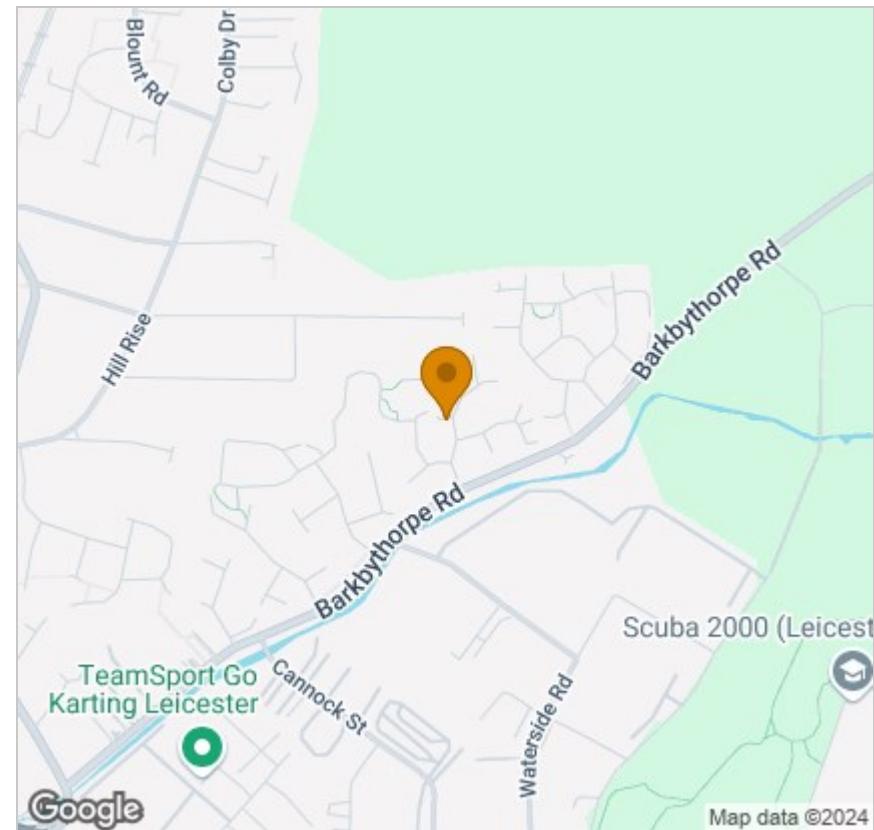
Price : £875

- Holding Deposit: £201 (equivalent to one weeks rent)
- Deposit : £1009 (including the holding deposit)
- Length of tenancy : 12 months
- Council tax band : B

## 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.

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

## Energy Efficiency Graph

### Energy Efficiency Rating

