



Flat 8 The Grand Hotel Canal Street
, South Wigston, LE18 4PQ

£825 Per Month



Aston & Co are delighted to offer to the market this stunning conversion of the former Grand Hotel located on Canal Street in South Wigston. The property of offer is finished to an extremely high specification for anyone looking for contemporary accommodation. The property is located on the ground floor and is accessed via communal entrance. The apartment benefits from gas central heating and double glazing.

The accommodation also offers an open plan living kitchen with electric stainless steel oven, integrated dishwasher and fridge and freezer, exposed brick wall with up and down lighters and a contemporary three piece bathroom suite.

To the outside of the property is an allocated car parking space. Internal viewing is essential to truly appreciate the property on offer!

- Available June 2025
- One Bedroom Ground Floor Apartment
- Fitted Kitchen with Integral Appliances (Fridge Freezer & Dishwasher)
- Open Plan Living Space
- Double Glazing & Gas Central Heating
- Allocated Parking For 1 Vehicle
- Close to Local Amenities
- Internet - see <https://www.ofcom.org.uk/>
- Council Tax Band A
- EPC Rating C



Viewing Arrangements

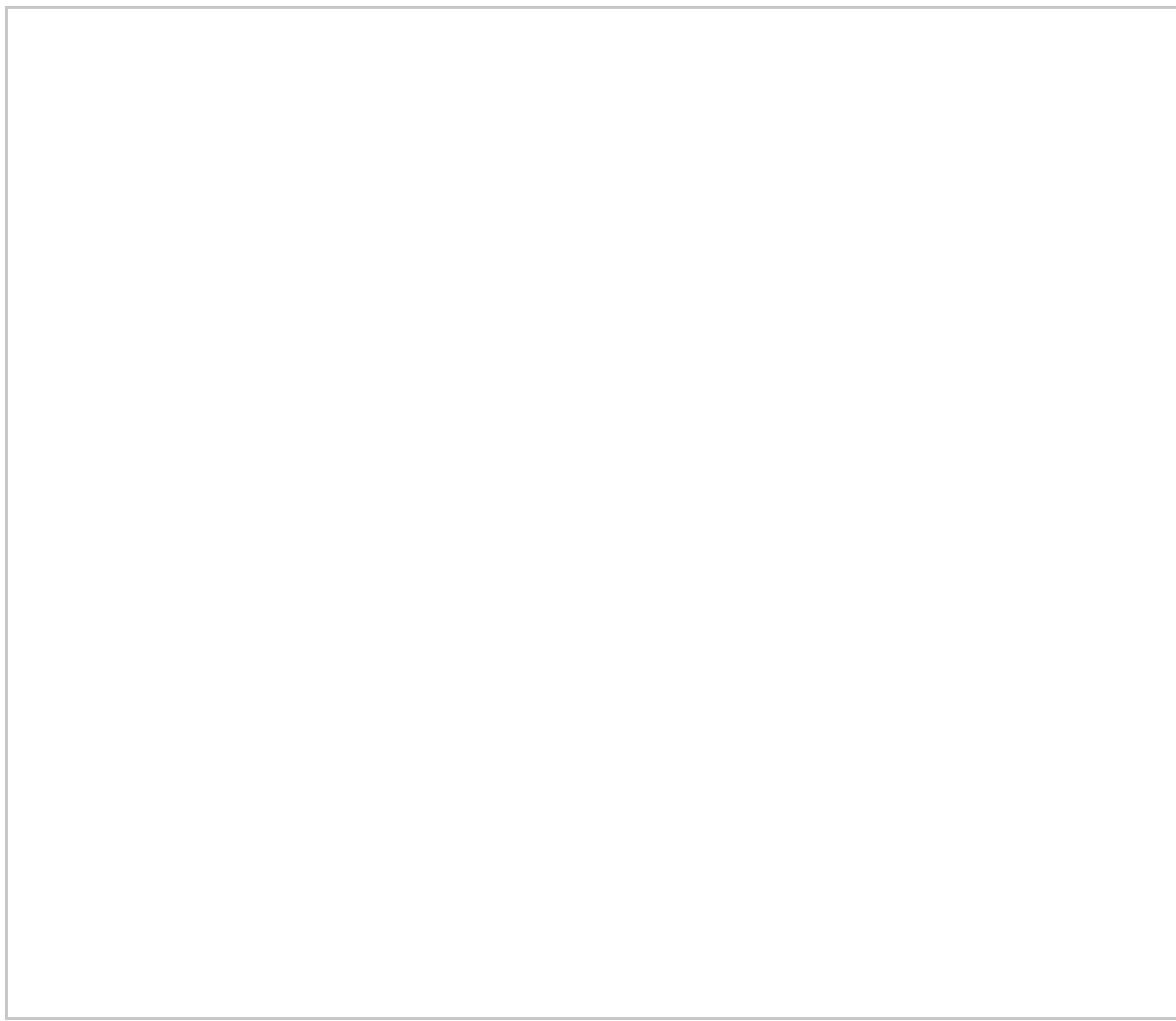
Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our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

Tenancy Information

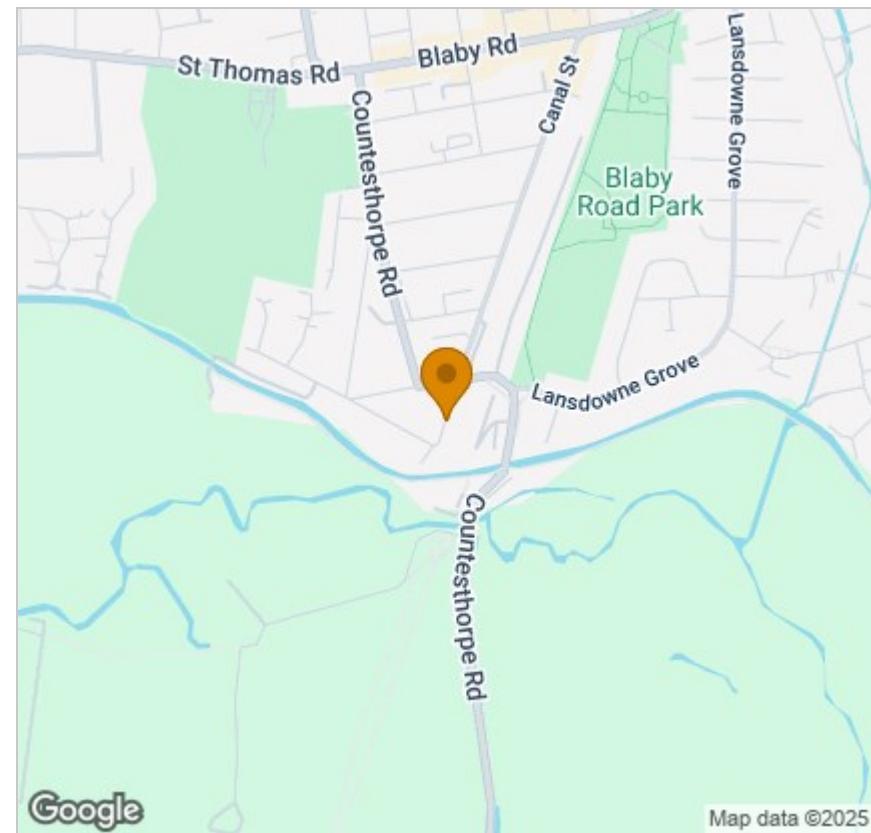
Price : £825.00

- Holding Deposit: £190.00 (equivalent to one weeks rent)
- Deposit : £951.00 (including the holding deposit)
- Length of tenancy : 12 months

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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Tel: 0116 2883872 Email: lettings@astonandco.co.uk

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

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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