



## 32 St. James Road, Leicester, LE2 1HQ

Rent My Home proudly offer this stunning ONE BEDROOM apartment located on St. James Road, Leicester, LE2!

This ground floor property briefly comprises of a large open plan lounge/bedroom, a separate modern fitted kitchen with fridge/freezer, washing machine and oven with hob plus a stylish fitted bathroom suite with bathtub and overhead shower to finish and will be offered unfurnished throughout.

The property has recently been fitted with top of the range high heat retention electric storage heaters as well as good quality internal wall insulation throughout so is in a very good condition to move straight into.

Located nearby to the popular London Road, Victoria Park and Queens Road areas, this property lends itself to being within close proximity to all local shops, supermarkets, restaurants and bars so is ideal for working professionals and students alike.

Pet-Friendly Renting with Rent My Home

**£725 PCM**

# 32 St. James Road

, Leicester, LE2 1HQ



- ONE BEDROOM PROPERTY
- Close to Local Amenities
- Close to Victoria park
- Viewing Highly Recommended
- Ideal for working professionals



## Directions



## Floor Plan

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.

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	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	