



## Abbey House, 56 Burleys Way, Leicester, LE1 3BD

Burleys Way, LE1 - Abbey House

We have the pleasure of introducing to the market for rent, a luxurious 1 Bedroom studio apartment located in the heart of the City Centre, Leicester, LE1. The apartment benefits from a spacious open plan living area integrated with a fitted modern kitchen equipped with white goods, fitted 3 piece bathroom suite and flooring fitted throughout the property. There is an electric heating system and fitted double glazed windows throughout the apartment. This apartment is part of a block of similar apartments, this one in particular is situated on the upper floor with an admirable view of the City. The development includes a secure communal lift service to all floors. Ideal for working professionals and students.

Close to all local amenities, Highcross Shopping Centre and Both Universities.

Property ID: 15416511

NOTE. This is an unfurnished property, the furniture photos are for illustrative purposes only.

**£695 PCM**

# Abbey House, 56 Burleys Way

, Leicester, LE1 3BD



- One Bedroom Flat
- Neutral Decor
- NOTE. This is an unfurnished property, the furniture photos are for illustrative purposes only.
- City Centre Location
- Close to All amenities
- Fitted Kitchen
- Available Now



## Directions



## Floor Plan

### Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

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

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			
EU Directive 2002/91/EC			
England & Wales			