



## 8 St. Stephens Road, Leicester, LE2 1DQ

Modern One-Bedroom Apartment – Available NOW

We are delighted to present this stylish one-bedroom ground floor apartment on St. Stephens Road, just off Evington Road, LE2. Ideally situated close to local amenities, shops, restaurants, Leicester Train Station, and the City Centre, this property offers both convenience and comfort.

The apartment features a spacious open-plan lounge and kitchen, complete with a fridge/freezer, washing machine, and cooker. A generously sized double bedroom and a sleek, modern bathroom suite provide a comfortable living space.

Recently renovated, the property boasts brand-new carpets throughout and a fresh, contemporary repaint, creating a bright and inviting atmosphere.

**£650 PCM**

# 8 St. Stephens Road

, Leicester, LE2 1DQ



- \*\*\* STUNNING ONE BEDROOM APARTMENT \*\*\*
- Stylish Fitted Bathroom Suite
- Newly Fitted Carpets Throughout
- Available NOW
- Open Plan Lounge/Kitchen with White Appliances
- Good Quality Electric Heating
- Close to Local Amenities and City Centre
- Large Double Bedroom
- Double Glazed Windows
- Viewing Highly Recommended



## 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			75
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(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			68
(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	