



ARCH LIVING

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## 10 Central Avenue, Leicester, LE2 1TB

£895

Nestled on Central Avenue in the vibrant city of Leicester, this newly refurbished house presents an excellent opportunity for both students and professionals seeking a comfortable and convenient living space. The property boasts a fitted kitchen and a separate utility room in addition to two well-appointed bedrooms and two modern bathrooms, ensuring ample accommodation for residents.

The house comes fully furnished, allowing for a seamless move-in experience. The contemporary design and thoughtful layout create an inviting atmosphere that is both stylish and functional.

One of the standout features of this property is its prime location. Situated close to a variety of shops, bus stops, and the railway station, residents will enjoy easy access to all the amenities and transport links that Leicester has to offer. Additionally, the city centre is just a short distance away, making it ideal for those who wish to immerse themselves in the local culture and lifestyle.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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