



ARCH LIVING

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## 69A Braunstone Gate, Leicester, Leicestershire LE3 5LH

£255 Per week

This well-presented property offers a collection of bright, spacious rooms finished in neutral tones, creating a clean and inviting environment ideal for modern living. The bedrooms benefit from excellent natural light and practical layouts, with generous floor space and built-in storage, making them perfectly suited for both students and professionals. Each room has been thoughtfully arranged to maximise usability while maintaining a comfortable and homely feel.

The property features a fully fitted kitchen with ample cupboard space, modern appliances, and a dedicated dining area, ideal for everyday living and shared use. A contemporary bathroom suite includes both a separate shower and bath, providing convenience and flexibility. The living area is particularly impressive, offering a large, open space with plenty of natural light, perfect for relaxing or socialising.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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