



Newarke Street,
Leicester, Leicestershire, LE1 5SN
£1,050 PCM



Newton Fallowell presents a THIRD FLOOR LOFT STYLE CITY CENTRE APARTMENT located in Leicester City Centre, LE1.

Benefiting from double glazing, electric heaters, allocated car park space, secure communal entrance door, intercom, lift, CCTV.

The accommodation offers an open plan lounge and dining space with fitted kitchen and breakfast bar, there is a double bedroom and four piece bathroom suite. The mezzanine floor provides a large double bedroom with a balcony feel overlooking the lounge/diner.

Landlord is flexible about furniture which is currently in situ. The furniture is gifted to the property and not to be maintained by the Landlord. There are also kitchen appliances that are currently in situ. The appliances are gifted to the property and not to be maintained by the Landlord.

Available 1st April 2023.

EPC rating D

Council tax band E - Leicester City council

Rent £1050

Deposit £1000

ACCOMMODATION

ENTRANCE/OPEN PLAN RECEPTION ROOM & KITCHEN

26'4" x 23'0" (8.05 x 7.03)

BATHROOM

Fitted bathroom suite comprising of walk in shower, bath, pedestal wash hand basin, low level flush w/c, tiled floor and part tiled walls, spot lights to ceiling and electric wall heater.

BEDROOM 1

16'4" x 9'10" (4.99 x 3.00)

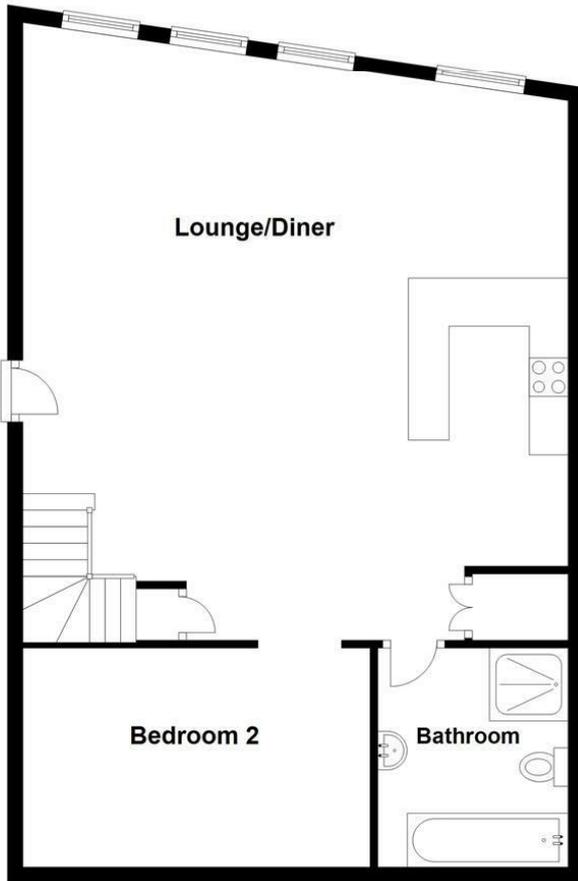
Double bedroom with carpet flooring, spot lights to ceiling and electric wall heater.

MEZZANINE BEDROOM 2

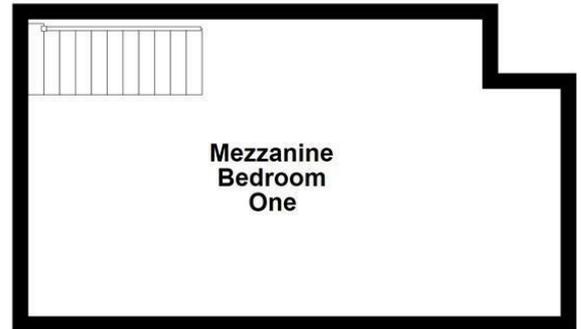
22'11" x 12'9" (7.01 x 3.89)

Spacious and open double bedroom on the mezzanine level having spot lights to ceiling, floor lighting, carpet and electric wall heater.

Ground Floor



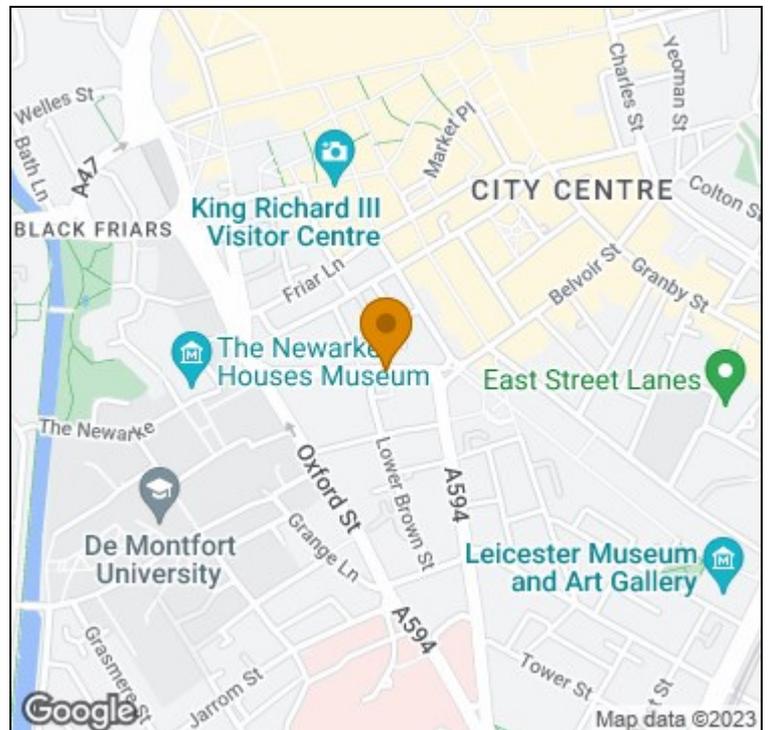
Mezzanine



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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