



Flat 7, 4 Wellington Court, Rutland Street, Leicester, LE1 1RA

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### Property at a glance:

- Elec CH & UPVC D/G
- Second Floor Apartment
- Living Kitchen
- 1 Bedroom
- Bathroom
- Close to Amenities

Leasehold



Set within the former Wellington Hotel, this second floor apartment offers extremely well presented, electric centrally heated, double glazed accommodation comprising entrance hallway, study/store area, living kitchen area, bedroom and bathroom with three-piece white suite bath, situated within the City centre. EPC C. NO CHAIN













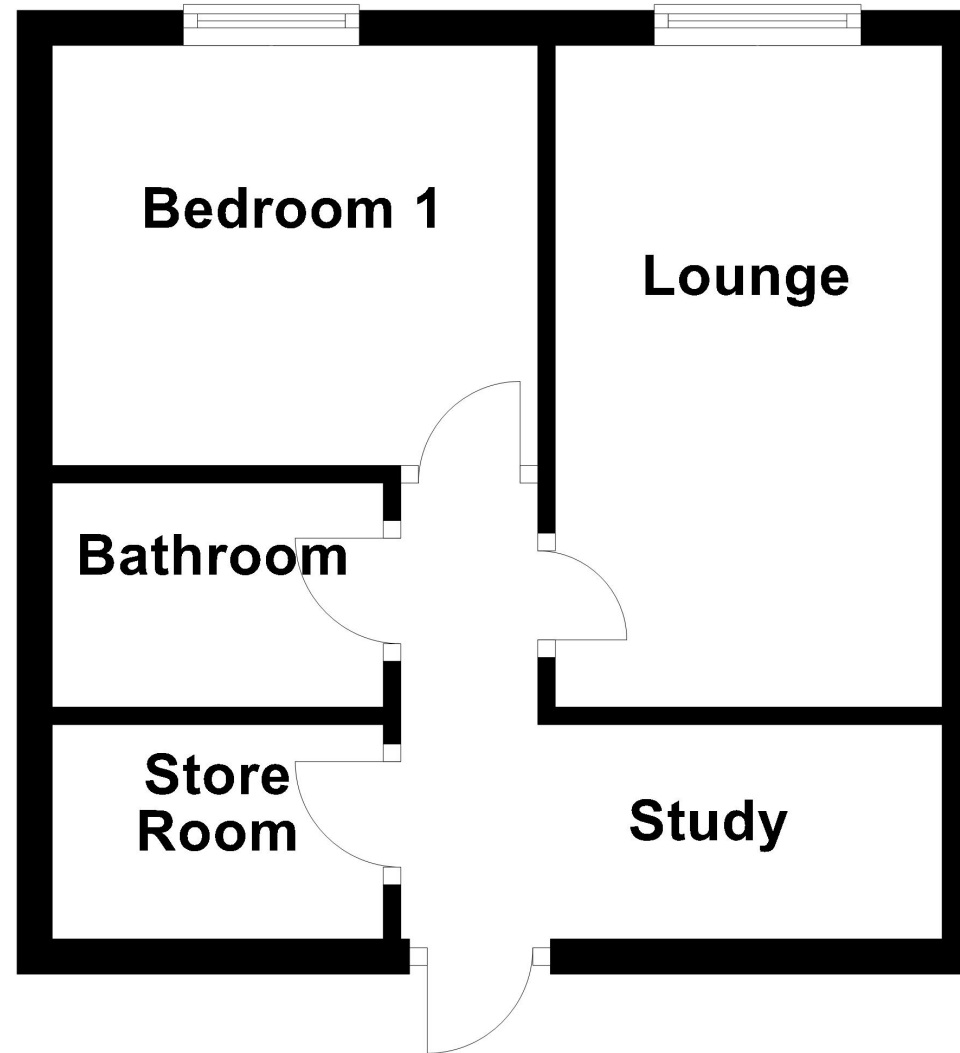








# Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

