



## GREY FRIARS LANE, CITY CENTRE

£775

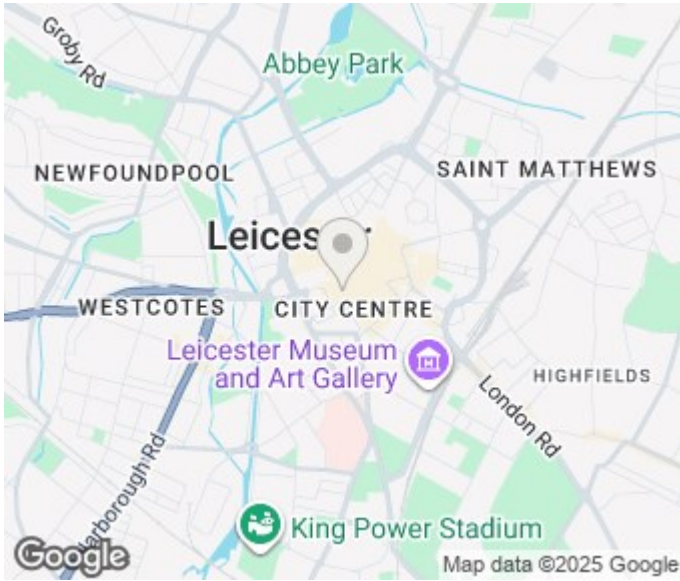
Welcome to this charming one-bedroom flat located at 14 Grey Friars Lane, right in the heart of Leicester City Centre. This property offers a perfect blend of modern living and convenience, making it an ideal choice for professionals or couples seeking a vibrant urban lifestyle.

As you enter the flat, you are greeted by a spacious open-plan lounge and kitchen area, which is perfect for entertaining guests or enjoying a quiet evening at home. The layout is designed to maximise space and light, creating a warm and inviting atmosphere. The kitchen is well-equipped, providing all the essentials for your culinary adventures.

The large bedroom is a standout feature of this flat, offering ample space for relaxation and rest. Additionally, there is a small room off the bedroom that can be utilised as a nursery or a home office, catering to your personal needs and preferences. This flexibility is a significant advantage for those who work from home or have young children.

The property also includes a family bathroom, ensuring that all your needs are met in this well-appointed flat. With its prime location, you will find yourself just a stone's throw away from a variety of shops, restaurants, and local amenities, making everyday life both convenient and enjoyable.

MOORE  
& YORK



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leicester  
61 Granby Street  
Leicester  
Leicestershire  
LE1 6FB

01162 756360  
enquiries@mooreandyork.co.uk

MOORE  
&YORK