



## WALNUT STREET, LEICESTER

£595

Nestled on the desirable Walnut Street, this charming one-bedroom first floor flat offers a perfect blend of comfort and convenience. Ideal for those seeking easy access to the Leicester Royal Infirmary and the vibrant city centre, this property is well-suited for both professionals and couples alike.

Upon entering, you are greeted by a communal entrance leading to your own private stairs and landing, ensuring a sense of privacy and security. The flat features a fitted kitchen equipped with an electric hob, providing a practical space for culinary endeavours. The lounge and dining area is inviting, perfect for relaxation or entertaining guests.

The double bedroom is generously sized, offering a peaceful retreat at the end of the day. Additionally, the property includes a well-appointed bathroom and a separate WC, enhancing the overall functionality of the space. With electric heating and carpets throughout, the flat promises warmth and comfort during the colder months.

This property presents an excellent opportunity for those looking to enjoy the benefits of city living while being close to essential amenities. Whether you are a first-time buyer or seeking a rental investment, this flat on Walnut Street is not to be missed.

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<br>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

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