



## CHARLES STREET, LEICESTER

£895

A spacious, modern two bedroom apartment situated in the heart of Leicester City Centre. The accommodation comprises of entrance hall with beige fitted carpets, a modern kitchen with electric cooker and lounge area with grey laminate flooring. The lounge has small balcony area off. There are two generous size double bedrooms with beige fitted carpets, one with balcony off and a family bathroom with full size bath and shower over the bath. The property is ideally situated for access to the City Centre and to Highcross Shopping Centre, the Cultural quarter and Curve theatre, Leicester and Demontfort Universities and to Leicester Royal Infirmary.

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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

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