



ALEXANDRA HOUSE, 47 RUTLAND STREET,

£1,250

A superb penthouse apartment located within the cultural quarter of Leicester opposite the iconic curve theatre.

A short walk into the city centre with its wide range of shops, restaurants and bars and the Highcross shopping centre.

Approx 10 minute walk to the main line Station on London Road.

Situated on the 4th floor and benefitting from electric heating and double glazing.

From the main reception area take the lift or stairs.

Accommodation comprising entrance hall, cloaks cupboard and separate storage cupboard.

Large open plan lounge/ kitchen / dining room. Kitchen with wall and base units and appliances comprising oven & ceramic hob, fridge/ freezer, washing machine and dishwasher. Balcony off.

Bedroom 1 with built in wardrobe with mirrored doors, large balcony off overlooking the Curve, ensuite shower / wc with tiled floor and matching suite with shower enclosure and wc.

Two further bedroom and family bathroom with 3 piece suite including bath with shower/ mixer.

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

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