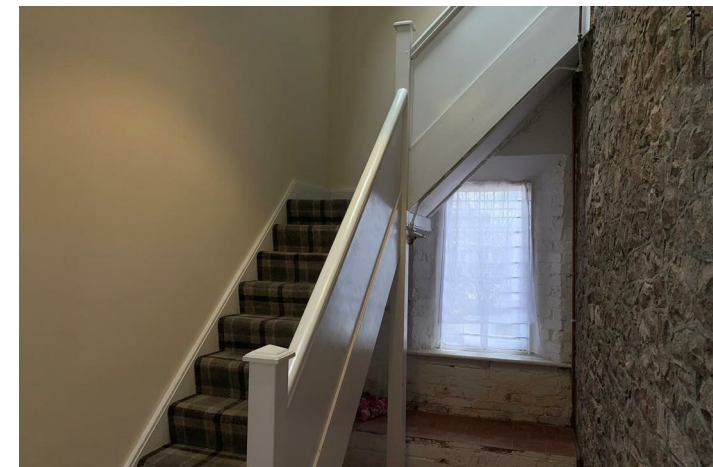




## HINCKLEY ROAD, STONEY STANTON, LEICESTER

**£1,250 PER MONTH**

A superb multi-level apartment which comprises part of a sympathetic conversion of the original late Victorian quarryman's reading room.

Ground floor entrance to a large hall with stairs off to the first floor. Exposed original granite wall and quarry tiled floor.

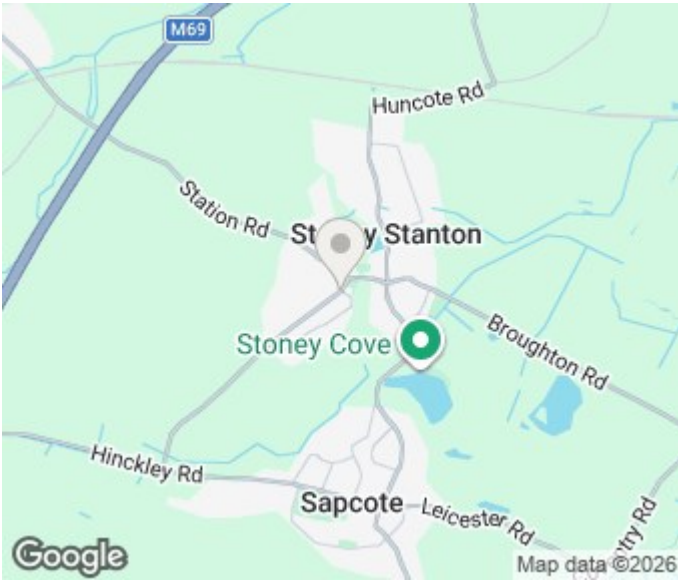
On the first floor there is a large dining kitchen with Falcon Range cooker, with a comprehensive range of matching base and eye level "shaker" style units, dining area with wood burner.

The inner hall leads to the lounge which leads onto a balcony area. Also on this floor is a WC with plumbing for washing machine and Bedroom 1 with a display fireplace.

A further staircase leads to bedrooms 2 and 3 and shower room/WC.

The property benefits from on site off road parking

MOORE  
& YORK



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | 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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