

## **Express Properties**

Commercial • Residential • Sales • Letting Management



## ABBEY LANE, LEICESTER, LE4 2AB

LET

£1,050 PCM

\*\*\*Available \*\*\*

We are pleased to offer this 3 bedrooms semi detached property to let located in a sought residential area and close to local amenities.

For more information or to arrange a viewing, please call us on 0116 254 5225

- 2 Reception rooms with Passage
- 3 Bedrooms
- Bathroom/Toilet Upstairs
- Double Glazing
- Garden
- Gas Central Heating
- Kitchen

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Council Tax Band: B (Leicester City Council)

Deposit: £1,211

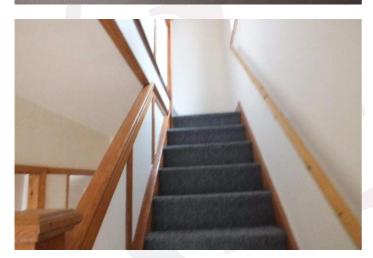




















While every reasonable effort is made to ensure the accuracy of descriptions and content, Express Properties would like to make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. (2) These particulars do not constitute part or all of an offer or contract. (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive. (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy. (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available. Majority of our properties are Unfurnished unless stated. (6) Any appliances or furniture shown in the marketing photographs will not form part of the tenancy and incoming tenants will need to bring their own appliances or furniture. (7) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and any inventory provided before signing these signing the

BELGRAVE

Map data @2025

Abbey Pumping Station Museum

(39-54)

**England & Wales** 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EU Directive 2002/91/EC