



Express Properties

Commercial • Residential • Sales • Letting Management



ABBEY LANE, LEICESTER, LE4 2AB

£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

LET

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

www.expressproperties.net

61 Green Lane Road Leicester LE5 3TP | 0116 25 45 225 | info@expressproperties.net

EP (EXPRESS PROPERTIES) is a trading name of Express Properties (UK) Ltd Registered in England and Wales. Company Registration No 09124649

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Council Tax Band: B (Leicester City Council)
Deposit: £1,211



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| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |
| 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. | | | |



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 inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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