



**affitto**

**affitto**  
*estate agents*

**Oban Street, Leicester**  
**£650 pcm**

1 bedroom flat to rent

Affitto Estate Agents proudly bring to the market this ONE BEDROOM FLAT located in a highly desired area of Leicester. This property is ready to view and move in mid March, so contact us today!!!

This property is situated on the ground floor and comprises of a large lounge, a double bedroom, a kitchen and a family bathroom.

The lounge is very bright and airy and provides a warming welcome into the property. This room is finished in immaculate laminate wood flooring and has lots of space for all necessary furnishings.

A good-sized bedroom is also made available and offers up ample storage capacity.

Next up is the kitchen which comprises of ample storage capacity within its stylish fitted wall and base units. An integrated cooker is also included with this room.

Situated at the rear of the property is a spacious bathroom. This room is inclusive of a full-size bath tub with a shower attachment, a W/C, hand wash basin and stylish tiling throughout.

To the rear of the property is good-sized paved garden which proves to be a great space to have available. Access to this garden can be made available via a side entrance and from the front of the property.

Ample of street parking is made readily available and all local amenities and major transport links are easily within walking distance as well.

Viewing is highly recommended on this stunning one bedroom flat, so contact us today!!!

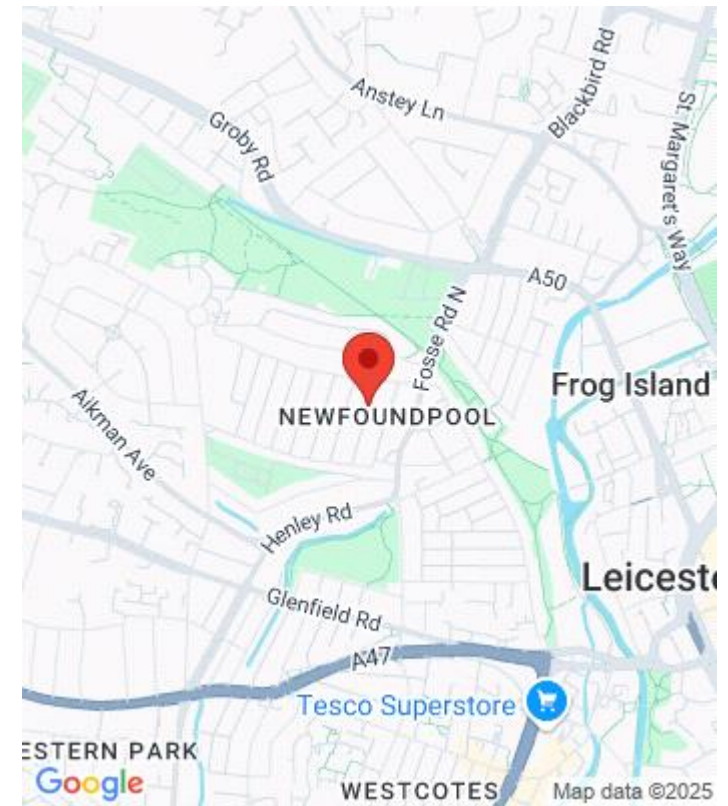
Deposit: £750

Holding Deposit: £150

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions	
	68	70	64
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)