



## ST JAMES ROAD, LEICESTER

£650

Situated on St James Road, this charming first-floor studio flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. With one bedroom and a well-appointed bathroom, this property is designed to meet your everyday needs.

The flat boasts gas central heating, ensuring a warm and inviting atmosphere throughout the year. Upon entering, you are greeted by an entrance hall featuring a stylish laminate floor that leads into the main living area. The lounge/bedroom is spacious and bright, enhanced by a double-glazed window that allows natural light to flood the room, creating a welcoming environment.

The breakfast kitchen is a highlight of this property, equipped with a built-in oven and hob, making it ideal for those who enjoy cooking. This functional space is perfect for casual dining and entertaining guests.

Situated just off London Road, the flat enjoys a prime location close to Victoria Park, offering a lovely green space for leisurely strolls or picnics. Additionally, the property is within walking

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 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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