



## Braunstone Gate, , Leicester , LE3 5LH

£1,000 pcm

- Furnished
- Three Bedroom Property
- Fully Furnished
- No Parking

- Appliances Included
- Great Location
- Flat above Shop

Butlin Property Services are pleased to offer this Spacious 3 Bedroom apartment located in Braunstone Gate. Just a short 5-10 minute walk to DMU and a 15 minute walk into the City Centre. This property comprises of a spacious living room, separate kitchen with appliances included. A shower room. 3 Double bedrooms all fitted with double beds, desks, chairs and wardrobes.

Apartment is located above a bar on Braunstone Gate.

Can be rented to 3 students or 3 professionals. Unable to rent to families.

Butlin Property Services is a fully regulated member of ARLA Propertymark. As an ARLA Propertymark member, an agent must fulfil a number of corporate responsibilities, which in turn guarantees landlords and tenants will always receive excellent service and professional advice.

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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Current Poter	tial Current Potential
Very energy efficient - low er running costs (92. A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	(69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
Not energy efficient - higher running costs     England & Wales   EU Directive 2002/91/EC	Not environmentally friendly - higher CO₂ emissions   England & Wales   EU Directive 2002/91/EC