HUNTERS®

HERE TO GET *you* THERE



Bell Street

LE18 1AD

£895 Per Month

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Council Tax: A





34E Bell Street

LE18 1AD

£895 Per Month







Lounge-kitchen

15'1" max x 18'2" (4.61m max x 5.54m)
This inviting lounge-kitchen area is open and filled with natural light streaming through the front windows. It features wood-effect flooring and a charming exposed brick wall that adds character to the space. The kitchen is fitted with sleek, dark cabinetry complemented by a light wood work surface and subway tile splashback, creating a modern yet warm atmosphere. This room flows into a utility area with convenient space for laundry appliances and additional storage, ideal for keeping daily chores out of sight yet within easy reach.

Bedroom

11'2" x 10'5" (3.40m x 3.18m)
The bedroom offers a peaceful retreat, featuring wood-effect flooring and a focal exposed brick wall that echoes the character of the living space. A large window allows ample daylight to fill the room, enhancing its airy feel. The room leads through to an ensuite bathroom, providing privacy and convenience.

Ensuite

The ensuite bathroom is finished with a modern monochrome theme, featuring patterned tiling that brings interest and style just above the pedestal sink. The shower cubicle is spacious with contemporary fixtures, and the clean white walls and ceiling spotlights create a bright and fresh atmosphere.

Utility

A compact utility room sits conveniently off the lounge-kitchen, equipped with wood-effect work surfaces and space for a washing machine. This practical area helps to keep everyday household tasks organised and out of sight, maintaining the clean and open feel of the main living areas.

Material Information - Wigston

Verified Material Information

Monthly rent: £895

Council tax band: A

Council tax annual charge: £1482.33 a year (£123.53 a month)

Tenure: Leasehold

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

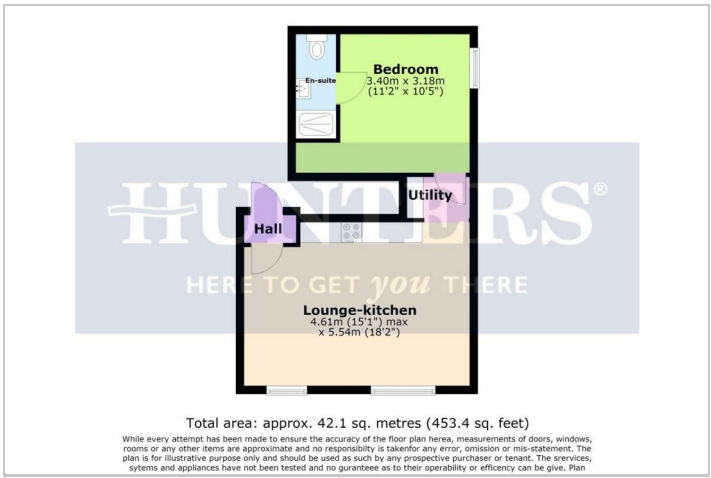
Non-coal mining area: Yes

Energy Performance rating: B

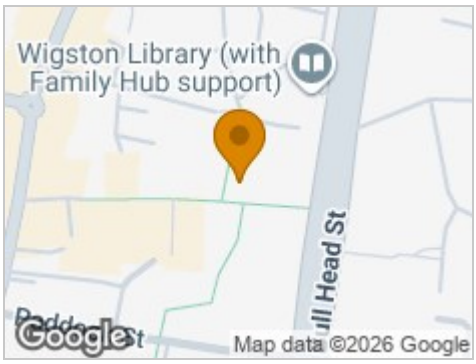
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Road Map



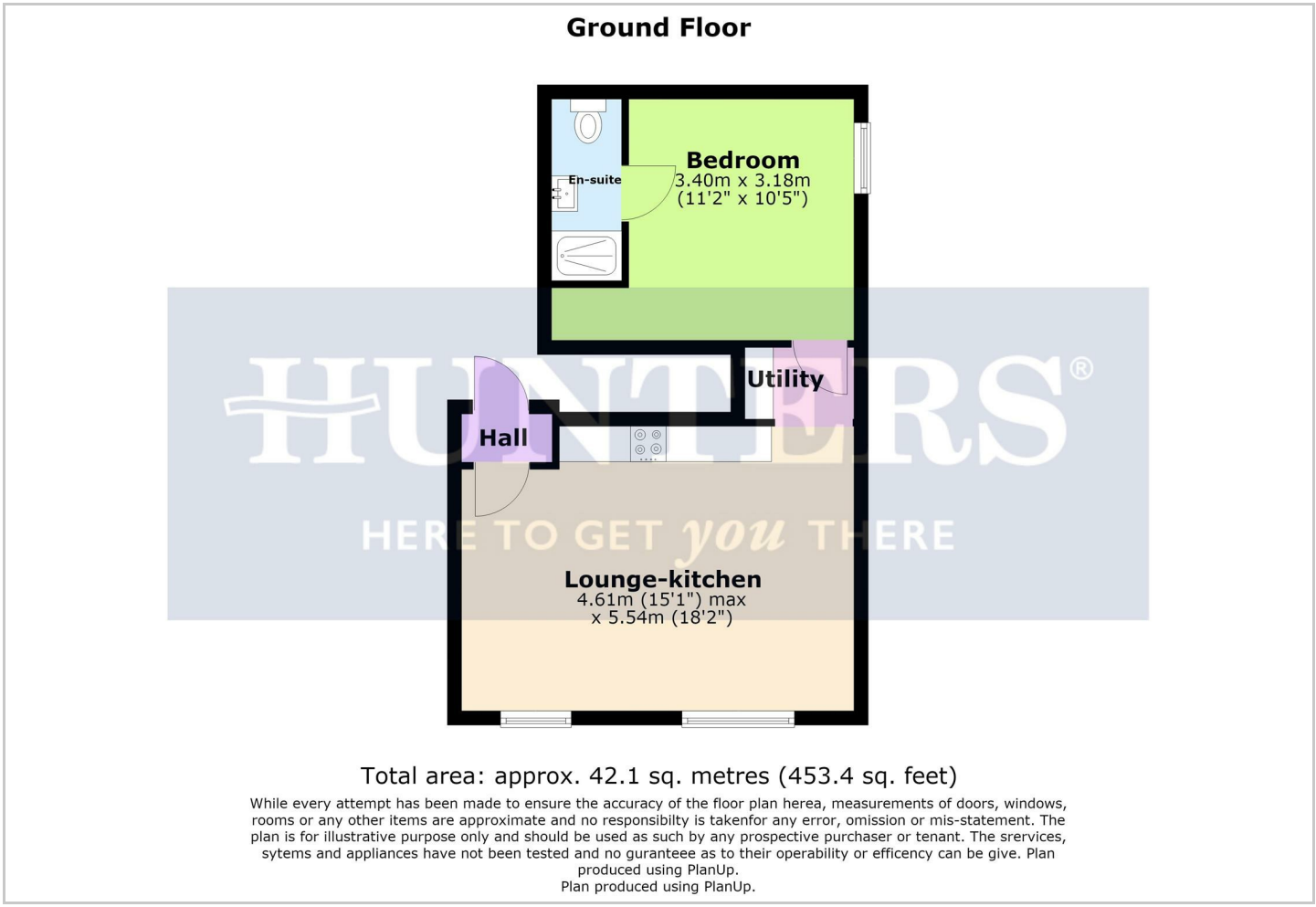
Hybrid Map



Terrain Map



Floor Plan



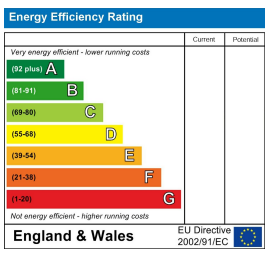
Total area: approx. 42.1 sq. metres (453.4 sq. feet)

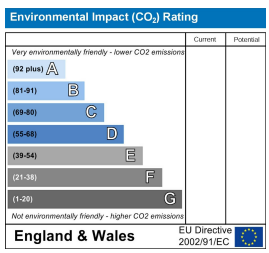
While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibilty is takenfor any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The srervices, sytems and appliances have not been tested and no guranteee as to their operability or efficency can be give. Plan produced using PlanUp.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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