



ARCH LIVING

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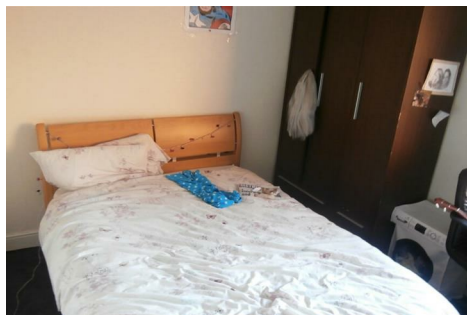


**171 Queens Road, Leicester, Leicestershire LE2 3FN**

**£195 Per week**

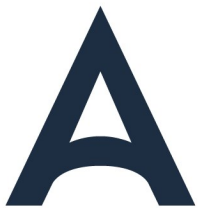
2019 - 2020 STUDENT ACCOMMODATION  
ZERO DEPOSIT!!

Bills Inclusive Package Available



127 Clarendon Park Road, Leicester, Leicestershire LE2 3AJ  
T: 0116 270 6699  
[lettings@archliving.co.uk](mailto:lettings@archliving.co.uk)

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### Hallway

Hallway leading to Bedroom 1, Staircase and Living Room.

### Living Room

Spacious Living Room with Sofas and Under Stairs Storage Cupboard.

### Kitchen Diner

Large Fully Fitted Kitchen with modern units and all appliances including, Gas Cooker, Washing Machine and Fridge Freezer. Dining Table. Doors leading to storage space and downstairs W/C.

### Bedroom 1

Good Sized bedroom with Double Bed, Built in Wardrobe, Chest of Drawers, Desk and Chair.

### Bedroom 2

Largest room in House with Double Bed, Bedside Cabinet, Wardrobe, Chest of Drawers, Desk and Chair.

### Bedroom 3

Good Sized bedroom with Double Bed, Built in Wardrobe, Chest of Drawers, Desk and Chair.

### Bathroom 1

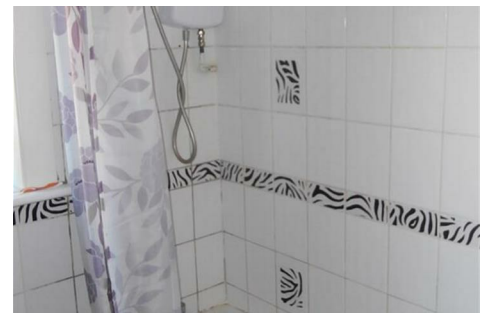
Large Modern Bathroom with full 3 piece suite including Shower.

### Bedroom 4

Good Sized bedroom with Single Bed, Built in Wardrobe, Desk and Chair.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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