



98 Greenhill Road
Leicester, Leicestershire LE2 3DL
£380 Per week

2019-2020 STUDENT ACCOMMODATION

4 DOUBLE Bedroom STUDENT property
Recently REFURBISHED with Two New Bathrooms
ZERO DEPOSIT

In the Heart of CLARENDON PARK
Close to LEICESTER UNIVERSITY
Local Amenities

Fully Furnished & Includes White Goods
BILLS INCLUSIVE Package is available

Early appointment is required to avoid disappointment.

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Porch

Porch to keep out of the rain and take off shoes and coats

Entrance Hallway

Light and Airy Entrance Hallway with Lots of Space leading to Living Room, Kitchen Bed 1 and Bed 2.

Living Room

11'7" x 11'2" (3.54m x 3.41m)

Large living room with Sofa Set, Coffee Table and Dining Set. Patio Doors leading to Large rear garden.

Kitchen

7'3" x 14'4" (2.21m x 4.38m)



New kitchen with integrated appliances including Cooker, Oven, Fridge Freezer and Washing Machine. Lots of Storage Cupboards to store lots of Beer/Wine Food.

Bedroom 1

11'2" x 11'2" (3.42m x 3.41m)

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Double glazed Bay window facing the front elevation.

Bedroom 2

15'7" x 6'6" (4.75m x 2.0m)

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Double glazed window facing the front elevation.

Bedroom 3

11'2" x 11'2" (3.42m x 3.41m)

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Double glazed Bay window facing the front elevation.

Bedroom 4

11'7" x 11'2" (3.54m x 3.41m)



Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Double glazed window facing the rear elevation.

Bathroom 1

7'1" x 7'5" (2.16m x 2.28m)

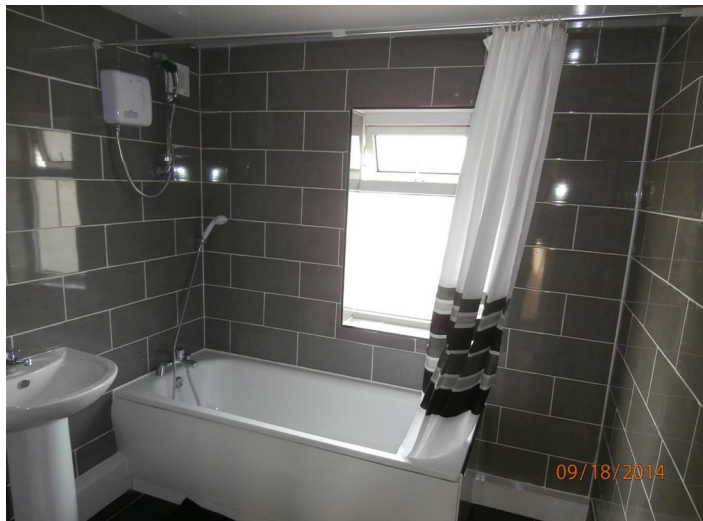


Modern Bathroom with 3 piece suite including Bath with Shower above, Toilet and Wash Hand Basin.

Bathroom 2

7'3" x 7'5" (2.22m x 2.28m)

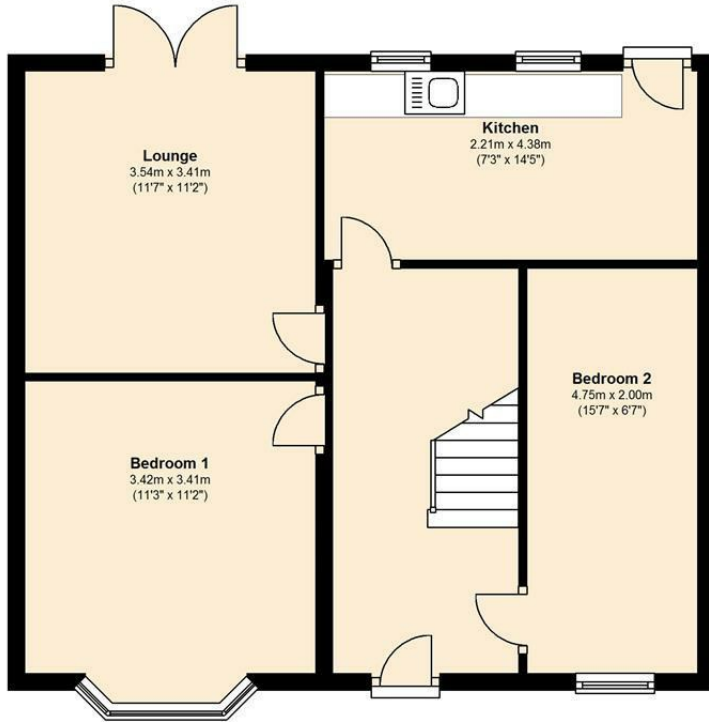
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Brand New Fully Tiled Massive Bathroom including Bath with Power Shower above, Toilet, Wash Hand Basin and Chrome Towel Rail.

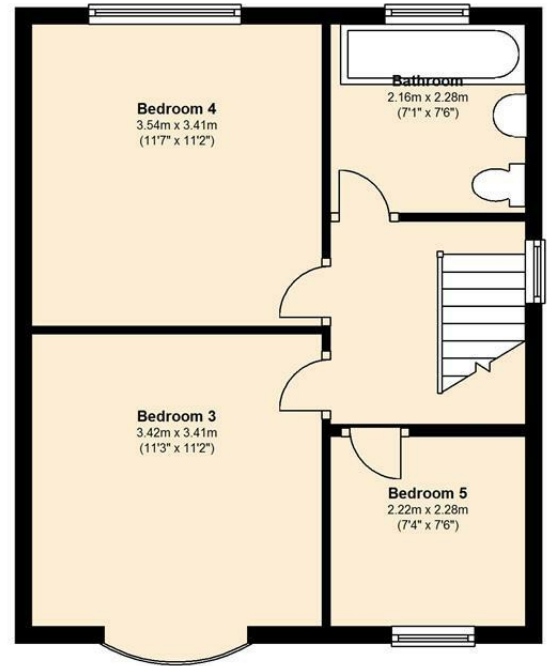
Ground Floor

Approx. 53.8 sq. metres (579.4 sq. feet)

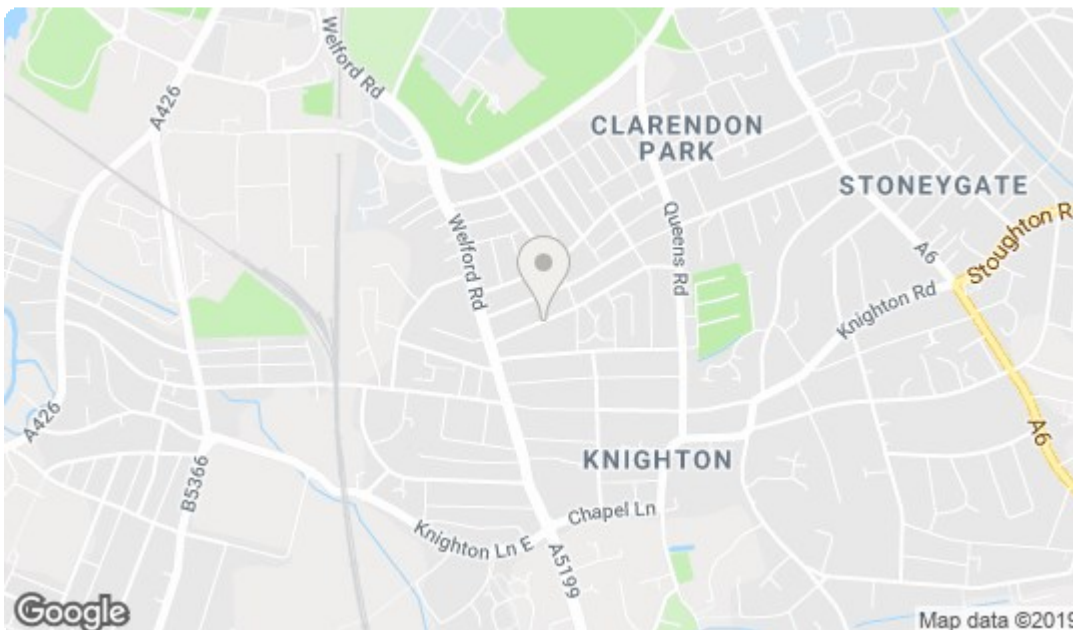


First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		