



**45 Pavilion Close,**  
Leicester, Leicestershire, LE2 7JQ  
£695 PCM



NEWTON FALLOWELL PRESENTS A TWO BEDROOM PROPERTY  
LOCATED CLOSE TO LEICESTER CITY CENTRE

The accommodation in brief comprises of an entrance hall, two bedrooms, open plan kitchen/ living area and a large bathroom including separate shower cubicle.

The lounge has a feature Juliet balcony with French door opening. Kitchen appliances are provided including washing machine, fridge freezer and dishwasher.

Available 6th November 2020.

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>		82	83
	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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		89	89
	EU Directive 2002/91/EC		



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