

The image shows a living room with cream-colored walls and a grey carpet. On the left is a white six-panel door. In the center background is a small black three-tiered table. On the right is a fireplace with a dark wood mantel and a gold-colored surround. A single light bulb hangs from the ceiling.

*East Avenue*  
Leicester

2 Bed Ground Floor Apartment • LE7 2EJ • £775 pcm • £890 Deposit



## *East Avenue, Leicester*

Available to let, a modern two bedroom ground floor flat ideally located in Syston. This well presented property offers a comfortable living space featuring a sizeable lounge, a fitted kitchen, three piece bathroom suite, two double bedrooms and utility area added for convenience.

### Lounge

A spacious lounge positioned at the front of the property, featuring views over the street and offering a welcoming space upon entry.

### Kitchen

A smart fitted kitchen offering space for additional white goods, also featuring a separate utility area for added convenience.

### Bedroom One

A well proportioned double bedroom situated at the front of the property, accessed directly from the lounge.

### Bedroom Two

A spacious rear-facing double bedroom.

### Bathroom

The property benefits from a generously sized three piece bathroom suite, complete with a shower fitted over the bath.

### Parking

One parking space located at the front of the property.

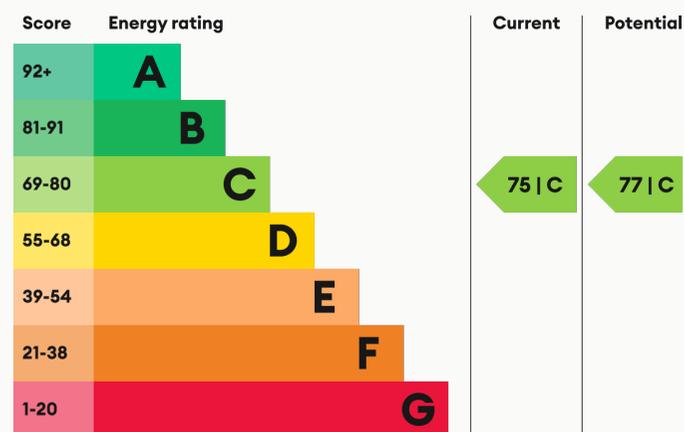
### Heating

Gas-fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge



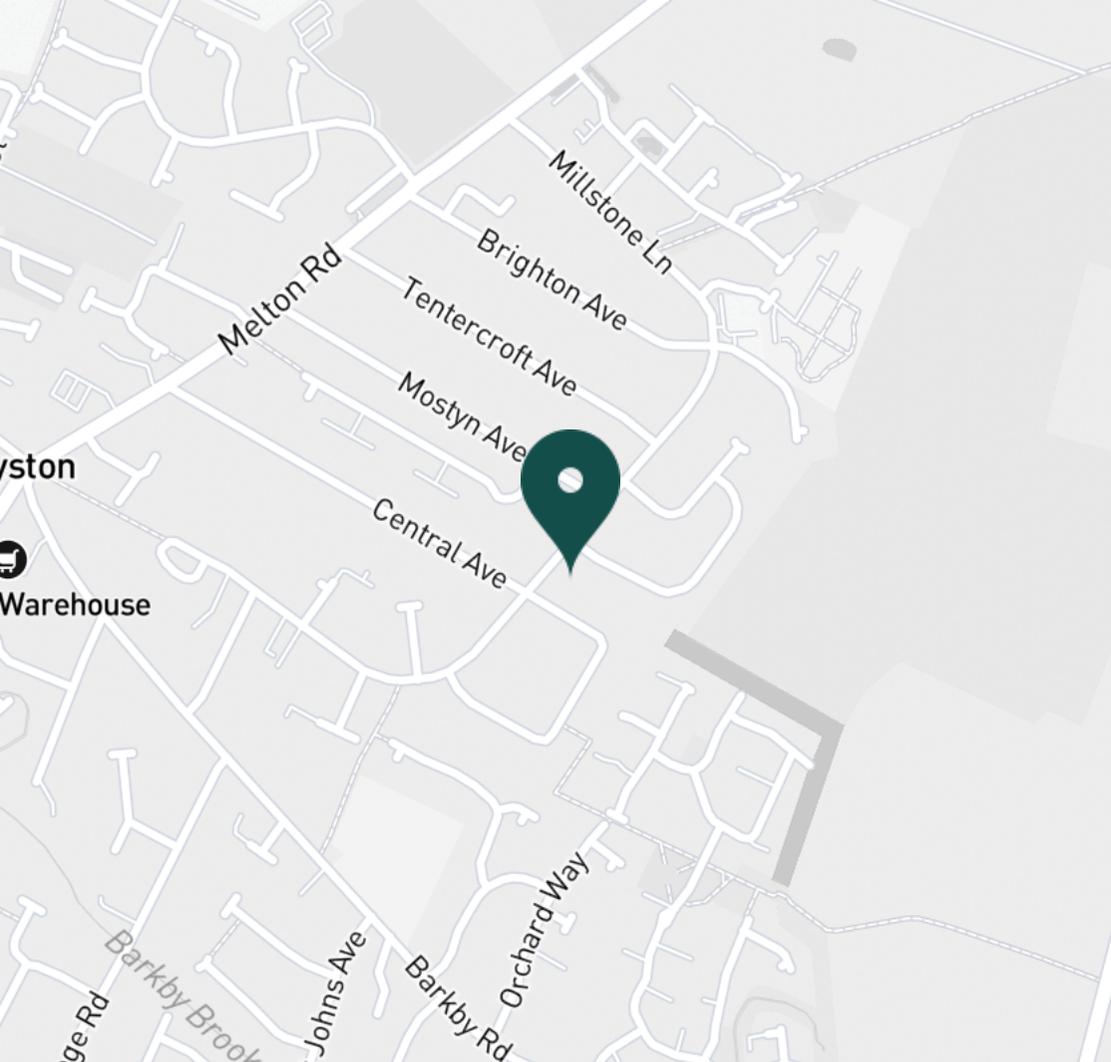
Kitchen



Kitchen



Bedroom One



#### SUPERMARKETS

Aldi Syston	0.7 mi
Asda Thurmaston	2.1 mi
Sainsburys Melton Rd	3.3 mi
Co-op Food Birstall	4.3 mi
Lidl Birstall	4.4 mi

#### GYMS

Fosse Fitness 365	1.2 mi
Total Fitness Centre	4.0 mi
Physfit Gyms	4.2 mi
bofitness	4.9 mi
Onestep fitness	5.0 mi

#### TRAIN STATIONS

Syston	1.0 mi
Sileby	4.1 mi
South Wigston	5.5 mi
Leicester	6.3 mi
Barrow upon Soar	8.1 mi

#### NURSERY SCHOOLS

The Laurels	0.7 mi
Leicester Montessori Day N	0.9 mi
Broad Street Playgroup	1.1 mi
Thurmaston Village PS	2.4 mi
Charnwood Nursery & PS	3.1 mi

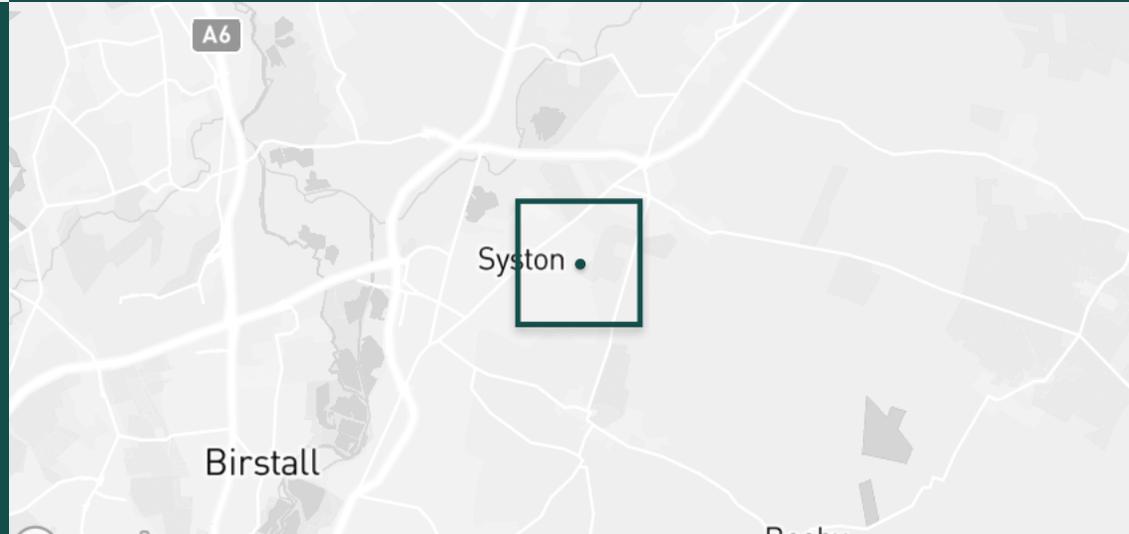
#### PRIMARY SCHOOLS

St Peter & St Paul CE Academy	0.7 mi
Broomfield County PS	1.8 mi
Eastfield PS	2.4 mi
Sandfield Close PS	3.4 mi
Thrussington CE Sch	3.6 mi

#### HIGH SCHOOLS

The Roundhill Academy	1.7 mi
Ratcliffe College	3.4 mi
Rushey Mead Academy	3.7 mi
Humphrey Perkins High Sch	6.7 mi
Babington Community College	7.6 mi

Discover  
*Leicester*





Bedroom One



Bedroom Two



Bathroom



Bathroom



Bedroom Two



Utility



Front of Property

**Available**  
From 18/02/2026

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE7 2EJ

**Rent**  
£775 pcm

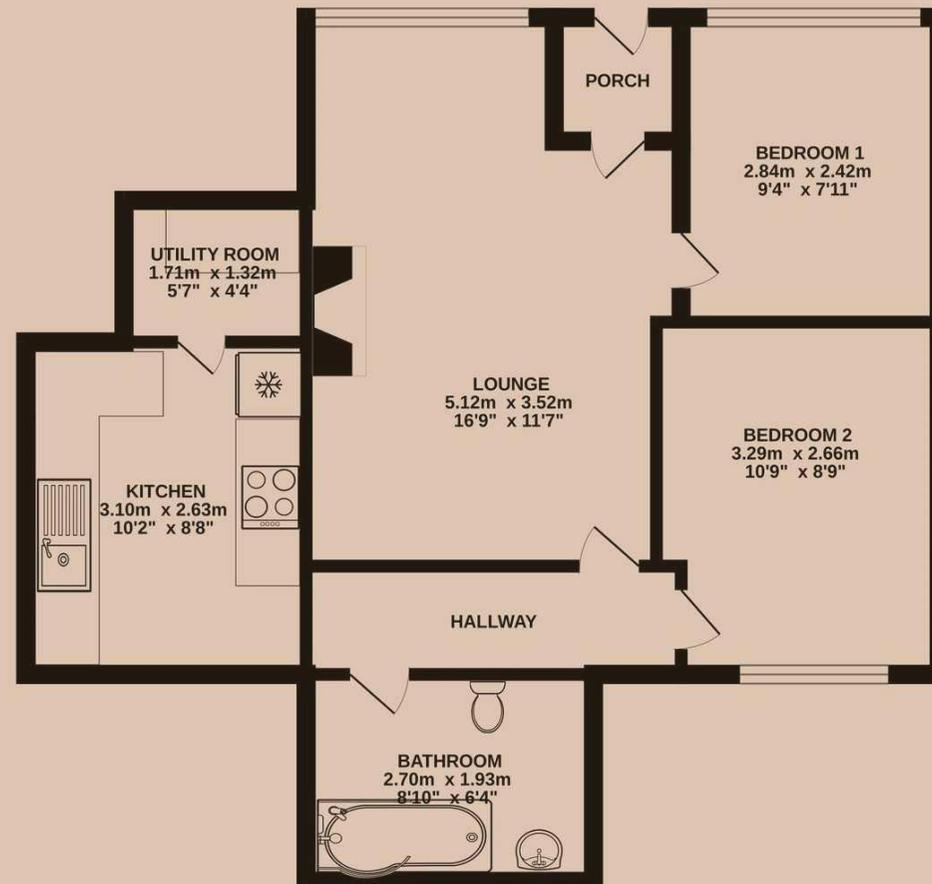
**Deposit**  
£890

**EPC**  
75 | C

**Council Tax Band**  
A

**ID**  
#9961

**Updated**  
23/02/2026



# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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