



# READINGS

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£1,050 PCM

87 Wigston Lane, Aylestone, Leicester, LE2 8TH

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Wow! This modern three-storey property has all the creature comforts you could ask for and lies in the ever popular area of Aylestone. It has been redecorated throughout with new carpets and vinyl flooring. There is gas central heating and double glazing, of course, and flexible accommodation comprising lounge, breakfast kitchen, cloakroom/WC, three bedrooms with en-suite shower room to the master bedroom and a family bathroom suite. Outside there are pleasant landscaped gardens and a block paved off street parking area which is a real bonus in this area! Viewing is a must! Council tax band B

### Reception Hall

With stairs rising to first floor.

### Lounge

16'0" x 11'1" max (4.9m x 3.4m max)

### Breakfast Kitchen

14'5" x 8'10" (4.4m x 2.7m)

With a range of base and eye level cupboards, integrated oven, gas hob and extractor fan over, double glazed window and French doors leading to the garden.

### Cloakroom/WC

With modern suite comprising dual flush WC and wash hand basin.

### First Floor Landing

### Bedroom 2 Rear

15'1" x 8'6" (4.6m x 2.6m)

### Bedroom 3 Front

9'10" x 8'2" (3m x 2.5m)

### Bathroom/WC

A three piece bathroom suite comprising of a panelled bath with shower over, dual flush WC and wash hand basin.

### Second Floor Landing

With useful built in cupboard.

### Bedroom 1 Rear

11'1" m x 12'9"m max (3.38m m x 3.89mm max)

With Velux window.

### En-Suite Shower Room

En-suite shower room with shower cubicle, low flush W/C and wash hand basin.

### Outside

Paved front garden, paved and gravelled landscaped garden, useful off street parking to rear.

### Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

### Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Property information questions

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: B

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Annual Estate Management Charge If Applicable:

