



# READINGS

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## £895 Per Calendar Month

311 Avenue Road Extension, Leicester, LE2 3ER

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What a smasher! This smart mid terraced home lies in the fashionable Clarendon Park area of the city and has just been refurbished by the landlord. Inside you'll find a hallway, 2 reception rooms, newly fitted kitchen with oven, hob and extractor hood, landing, 3 bedrooms and a newly fitted bathroom/WC with shower over the bath. Outside there's a sunny, established rear garden. Handy for Queen's Road and Welford Road. Viewing a must!

### Reception Hall

#### Front Reception Room

10'9" max x 10'9" (3.3m max x 3.3m)

#### Rear Reception Room

14'1" max x 10'9" (4.3m max x 3.3m)

### Kitchen

9'6" x 5'10" (2.9m x 1.8m)

Newly fitted with base and eye level units, worksurfaces and built in oven, hob and extractor hood.

### First Floor Landing

#### Bedroom 1 Front

14'1" x 10'9" (4.3m x 3.3m)

#### Bedroom 2 Rear

10'9" x 10'9" max (3.3m x 3.3m max)

### Bathroom/WC

8'10" x 5'10" (2.7m x 1.8m)

With newly fitted suite comprising panelled bath with shower over and glazed shower screen, wash hand basin and toilet.

### Outside

Enclosed rear garden.

### 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:

Local Authority: Leicester City Council

Council Tax Band: B

Type of Construction: Traditional solid 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: Medium

Annual Estate Management Charge If Applicable: N/A

