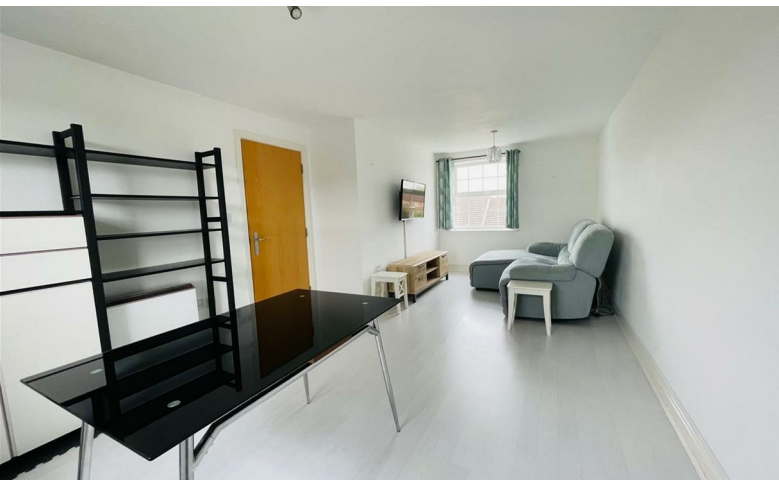




# READINGS

www.readingspropertygroup.com



## £900 PCM

Flat 6 131 Maidenwell Avenue, Hamilton, Leicester, LE5 1QD



## Flat 6 131 Maidenwell Avenue, Hamilton, Leicester, LE5 1QD

Wow-what a home! This smart and stylish second floor apartment lies in a popular spot to the North East of the city. It's well served by a great range of local services and has been carefully maintained by the landlord. Inside you'll find a welcoming reception hall, through lounge/diner, well appointed kitchen with range of appliances, 2 bedrooms and a modern bathroom/WC with shower over the bath. Outside there are communal landscaped areas and a car park with space for 1 vehicle. Viewing an absolute must! Council tax band B

### Reception Hall

### Lounge/Diner

21'11" x 11'1" max 8'10" min (6.7m x 3.4m max 2.7m min)

### Well Appointed Kitchen

9'2" x 8'6" (2.8m x 2.6m)

With base and eye level units, worksurfaces, built in oven, 4 ring hob and extractor fan, slimline dishwasher, fridge freezer, washing machine.

### Bedroom 1 Front

11'1" max 8'10" to wardrobes x 9'2" (3.4m max 2.7m to wardrobes x 2.8m)

### Bedroom 2 Front

9'2" x 8'2" (2.8m x 2.5m)

### Bathroom

With modern suite comprising panelled bath with shower over, wash hand basin and toilet.

### Outside

Communal landscaped area and car park with space for 1 vehicle per property.

### 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: Leasehold

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:

