



READINGS

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£900 PCM

20 Lyndwood Court Stoughton Road, Stoneygate, Leicester, LE2 2EJ

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Wow! This light and airy unfurnished maisonette is within walking distance to fashionable Francis Street and Allandale Road and includes a ground floor lobby, first floor lounge and modern kitchen with oven, hob, fridge and washing machine and 2 great bedrooms and a modern bathroom on the second floor. There's even a small balcony off the lounge! It's Stoneygate address is sure to appeal to all you professional types, so be sure to call us to arrange a viewing! Off street parking on first come first served basis. Council tax band A

Ground Floor Reception Lobby

First Floor Lounge

15'5" x 14'1" (4.7m x 4.3m)

A lovely room with small outdoor balcony and opening to:

Kitchen

9'10" x 7'10" (3m x 2.4m)

With built in cupboards, fridge, oven and hob.

Second Floor Landing

Bedroom 1 Front

14'5" x 10'5" (4.4m x 3.2m)

With useful walk in wardrobe.

Bedroom 2 Rear

11'1" x 8'2" (3.4m x 2.5m)

Bathroom/WC

A nicely fitted room with modern suite comprising bath with shower over, wash hand basin and toilet.

Outside

Communal gardens and car standing.

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:

Council Tax Band:

Type of Construction:

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:

Annual Estate Management Charge If Applicable:

