



READINGS

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£1,300 PCM

Apartment 13 The Circus 12 Highcross Lane, Leicester, Leicester, LE1 4SN

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This splendid first floor apartment lies in a really super corner position giving light and airy commendation levels throughout. It lies in the sort after Highcross area of the city, close to shops and restaurants with convenient public transport links nearby. This area certainly seems to appeal to young professionals and that's the sort of tenant that the landlord is looking for! The apartment has two good sized bedrooms and a study with en-suite shower room to the master bedroom, a luxury bathroom and spacious living accommodation with modern kitchen off with built-in appliances. There are fabulous landscaped communal gardens just outside the front door and the property is being let fully furnished. Sorry, no students-full time-employment only, we're afraid! Viewing really is an absolute must! NO PARKING INCLUDED. Council tax band D

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.

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.

Entrance Hallway

With oak flooring, utility cupboard off with automatic washer/dryer.

Lounge/Diner

65'7"6"6" max 36'1"9"10" min (20'2 max 11'3 min)

With oak flooring, access to balcony, range of quality furniture.

Kitchen

Open to the lounge and fitted with modern, contemporary high gloss units and appliances to include oven, hob, extractor hood, dishwasher, refrigerator, free standing fridge freezer.

Bedroom 1

45'11"3"3" x 36'1"9"10" (14'1 x 11'3)

With built in wardrobes and access to second balcony. Range of quality furnishings.

En-suite

With shower cubicle, wash hand basin and WC with concealed cistern.

Bedroom 2

29'6"29'6" x 29'6"19'8" (9'9 x 9'6)

With access to second balcony. Range of quality furnishings.

Bedroom 3

29'6"9"10" x 29'6" (9'3 x 9')

Office with range of quality furnishings.

Bathroom

With panelled bath with shower over, WC with concealed cistern and wash hand basin.

Outside

There are fabulous communal landscaped roof gardens. The apartment is accessed via a security video entry phone system. The building has a lift.

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:

