



READINGS

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£1,800 PCM

29 Ridgway Road, Knighton, Leicester, LE2 3LH

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This stunning town house occupies a sought after Knighton address on the Southern fringes of the city and really must be seen to be believed. Built by Messrs Charles Church approximately 18 years ago, it sits on a leafy treelined avenue and combines space with modern creature comforts. Gas central heating and double glazing throughout, on the ground floor there's a spacious reception hall with cloakroom/WC off. The front reception room is suitable for a variety of uses and at the rear of the property there's a stunning living kitchen/diner with a range of quality units and appliances and French doors to the garden. On the first floor and accessed from the galleried landing there's a lounge with balcony overlooking the rear garden, 2 spacious bedrooms and a large bathroom/WC with 4 piece suite. On the second floor there are 2 further bedrooms, both with en-suites. Step outside and you'll find a landscaped rear garden with gated rear access to a car standing area and brick built garage with automatic door. This is a rare opportunity to live in a modern yet spacious home in one of the City's premier addresses. Viewing a must! Council tax band E

Impressive Reception Hall

Cloakroom/WC

With modern toilet and wash hand basin.

Front Reception Room

16'4" max x 10'9" (5m max x 3.3m)

Superb Living Kitchen/Diner

19'8" x 18'2" (6m x 5.55m)

First Floor Landing

Lounge

18'4" x 11'5" (5.6m x 3.5m)

With French Doors to balcony overlooking the rear garden.

Bedroom 2 Front

14'5" x 9'6" (4.4m x 2.9m)

Bedroom 4 Front

9'2" x 7'10" (2.8m x 2.4m)

Bathroom/WC

With 4 piece suite comprising panelled bath with mixer shower, separate shower cubicle, wash hand basin and toilet.

Second Floor Landing

Bedroom 1 Front

18'4" max 9'10" min x 13'5" (5.6m max 3m min x 4.1m)

With built in double wardrobe and cupboard.

En-Suite Bathroom

With 4 piece suite comprising panelled bath with mixer shower, separate shower cubicle, wash hand basin and toilet.

Bedroom 3 Rear

10'5" max into restricted head height x 9'10" (3.2m max into restricted head height x 3m)

With Velux window.

En-Suite Shower Room

With built in shower cubicle, wash hand basin and toilet.

Outside

The property benefits from a leafy, lawned outlook to the front with selective planting on the front boundary. There is a landscaped rear garden being paved and gravelled with mature shrubs and palm tree. A gated rear access leads to a car standing area in front of a brick built

garage. The garage has internal dimensions of 5.2 m x 2.7m min. It has an automatic up and over door and courtesy door to the 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:

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:

