



READINGS

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£895 PCM

7 Knighton Church Road, Leicester, LE2 3JG

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This smart ground floor flat lies in a fashionable location, just off London Road. It's been extensively re-furnished by the landlord to include new central heating system, new décor and carpets and newly fitted kitchen and bathroom. Outside, there are communal gardens and communal parking. Viewing a must! Council tax band B

Reception Hall

Inner Lobby

WC

With dual flush toilet.

Kitchen

9'10" max x 9'2" (3m max x 2.8m)

Newly fitted with modern base and eye level units, built in electric oven/grill, 4 ring gas hob and extractor hood.

Lounge

16'0" into bay x 12'5" max (4.9m into bay x 3.8m max)

Inner Lobby

Bedroom 1 Front

14'1" x 12'5" into bay (4.3m x 3.8m into bay)

Bedroom 2 Rear

13'9" x 8'6" (4.2m x 2.6m)

Bathroom

6'6" x 4'11" (2m x 1.5m)

Outside

Communal gardens and communal parking (unallocated).

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:

