



# READINGS

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£1,025 PCM

29 Heatherbrook Road, Anstey Heights, Leicester, LE4 1AJ

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Wow! This stunning unfurnished semi-detached home lies in a great spot on the northern fringes of the city. Handy for access to the outer ring road, A46 and motorways, Glenfield Hospital and County Hall, it will make someone a fine home! Gas central heating and double glazing are the obvious benefits, but a clean, crisp level of internal finish and a brick built garage make viewing a must! Inside you'll find a reception lobby, spacious lounge/diner, conservatory, fitted kitchen, 3 bedrooms and modern bathroom/WC. There are front and rear gardens, off street parking and the aforementioned garage which is suitable for storage with access via a side door. What's not to like?!! Council tax band B

### Reception Hall

With stairs to first floor.

### Lounge

13'1" x 12'6" (4 x 3.8)

A light and airy room with laminate flooring and double glazed window to the front. Opening to:

### Dining Area

10'10" x 7'10" (3.3 x 2.4)

With door to kitchen and patio doors to:

### Conservatory

10'6" x 8'10" (3.2 x 2.7)

With brick base and UPVC double glazed surround. Door to garden.

### Kitchen

10'10" x 7'7" (3.3 x 2.3)

With modern base and eye level units, built in double oven/grill, 4 ring ceramic hob and extractor hood over.

### First Floor Landing

#### Bedroom 1 Front

13'1" min 15'5" max x 8'10" (4 min 4.7 max x 2.7)

#### Bedroom 2 Rear

9'2" x 9'2" (2.8 x 2.8)

#### Bedroom 3 Front

9'10" max 6'7" min x 6'7" (3 max 2 min x 2)

### Bathroom/WC

With modern white suite comprising panelled "P" shaped bath with shower over, vanity wash hand basin and WC.

### Outside

Established front and rear gardens, side driveway leading to brick built garage with internal dimensions of 5m x 2.7m. The garage door is for visual purposes only and suitable for storage with access via a side door

### 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.

### Application 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.

### Property Information

Tenure: Freehold

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: N/A

