



# READINGS

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## £775 PCM

(Sedgeleys), Flat B 20 Lutterworth Road, Blaby, Leicester, Leicestershire, LE8 4DN

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Fancy living in the heart of Blaby, close to a great range of facilities? Then this first floor apartment situated above a retail unit will not disappoint! It has electric heating, a kitchen with appliances and a shower room/WC. There are also two bedrooms. The property is within walking distance of all that Blaby has to offer which includes shops, schools and great public transport links. Viewing is a must! No parking included. Council Tax Band A

### Ground Floor Communal Entrance Lobby

With stairs rising to first floor.

### Entrance Hall

### Lounge/Kitchen

14'9" x 13'9" (4.5m x 4.2m)

With built in units, free standing fridge/freezer and washing machine, built in electric oven/grill, hob and extractor hood.

### Bedroom 1

10'5" x 8'2" (3.2m x 2.5m)

### Bedroom 2

11'5" x 7'10" (3.5m x 2.4m)

### Shower Room/WC

6'10" x 4'11" (2.1m x 1.5m)

With modern suite comprising shower cubicle and shower, wash hand basin and toilet.

### 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.

