



READINGS

www.readingspropertygroup.com



£900 PCM

Flat 2 Tower House 42 Howard Road, Clarendon Park, Leicester, LE2 1XH

Flat 2 Tower House 42 Howard Road, Clarendon Park, Leicester, LE2 1XH

Fabulous light and airy first floor apartment in this sought-after residential location. Situated on the corner of Queens Road and Howard Road, this spacious property is worthy of inspection and offers flexible accommodation levels to include two large reception rooms (one potential occasional bedroom), in the hallway, kitchen with built in oven and hob, double bedroom and bathroom/WC. Outside is a private car park for the residents of Tower House with 2 allocated spaces for Flat 2. Viewing of this imposing property cannot be recommended highly enough! Council tax band A

Reception Hall

Bedroom 1

17'0" x 16'0" (5.2m x 4.9m)

A light and airy room with views over Queen's Road.

Lounge

16'4" max into bay x 14'1" (5m max into bay x 4.3m)

Inner Hallway

Kitchen

9'2" x 8'6" (2.8m x 2.6m)

Bedroom 2

11'9" x 9'10" (3.6m x 3m)

Bathroom/WC

With panelled bath with shower over, wash hand basin and toilet.

Outside

There are 2 allocated parking spaces-a valuable asset in this area!

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:

