



READINGS

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£850 PCM

Flat 11 Southview Court Kirby Lane, Kirby Muxloe, Leicester, LE9 2JG

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Spacious first floor flat in prime residential area to the West of Leicester. Gas central heating & double glazing, makes this a warm & cosy property. Stairs up to a landing with a handy storage cupboard, good sized lounge, kitchen with built in oven, hob, fridge/freezer, dishwasher and microwave, 2 bedrooms and a bathroom/WC with shower over the bath. Communal gardens & parking, with the added benefit of a brick built garage. Definitely worth a look! Council tax band B

Ground floor reception lobby

With stairs leading to first floor.

Lounge

18'1 max x 10'9 (5.51m max x 3.28m)

Kitchen

12' x 6'5 (3.66m x 1.96m)

With base and eye level units, roll edged work surfaces appliances to include oven, hob, microwave, fridge/freezer, dishwasher and microwave.

Bedroom 1

13'2 x 8'8 (4.01m x 2.64m)

Bedroom 2

11'6 x 6'9 (3.51m x 2.06m)

Bathroom/WC

Outside

Communal parking and gardens. Garage

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:

