



READINGS

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£925 PCM

4 Garfield Park, Great Glen, Leicester, LE8 9JY

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This charming, modern cottage style property was built by John Littlejohn Designer Homes and lies in a terrific spot on the edge of this popular South Leicestershire village. Inside, the gas centrally heated and double glazed accommodation includes a front lounge, well appointed kitchen, 2 bedrooms and a modern bathroom. Outside there's a paved and gravelled rear garden and a parking space. The pretty surroundings are well established and internal viewing is an absolute must! Council tax band C

Lounge

13'1" x 13'1" (4m x 4m)

Breakfast Kitchen

9'10" x 9'6" (3m x 2.9m)

With built-in electric oven and grill, 4 ring ceramic hob, extractor hood, freestanding fridge and washing machine, stairs rising to 1st floor.

First Floor Landing

Bedroom1 Rear

12'5" x 9'6" (3.8m x 2.9m)

With built in wardrobe.

Bedroom 2 Front

10'2" x 7'2" (3.1m x 2.2m)

Bathroom

7'2" x 5'6" (2.2m x 1.7m)

Being fitted with a modern white coloured suite comprising panel bath with mains shower over, vanity wash hand basin unit and dual flush WC.

Outside

Paved and gravelled rear garden and a single parking space.

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.

Energy Efficiency Rating		Current	Interest
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(13-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	