



# READINGS

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## £595 PCM

Flat 1 37a New Bond Street, Leicester, LE1 4RQ

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City centre living in the bustling Highcross area! This first floor unfurnished flat lies in a great spot, right next door to the Highcross centre. Inside you'll find a spacious lounge area with well appointed kitchen off, bedroom with built in wardrobes and bathroom with a shower over the bath. The property also has electric heating and double glazing. If you want to be close to the shops, bars and restaurants in the heart of the city, this is the place to be! No parking included. Council tax band A

### Entrance Hallway

### Lounge/Kitchen Area

19'4" x 14'1" (5.9m x 4.3m)

With windows to front elevation, kitchen with base and eye level cupboards, electric cooker and fridge.

### Bedroom

11'5" max x 6'10" (3.5m max x 2.1m)

With built in wardrobe.

### Bathroom/WC

With white suite comprising bath with shower over, toilet and wash hand basin.

### 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.

### 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.

