



# READINGS

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## £795 PCM

2 The Boxworks Russell Street, Loughborough, Leicester, Leicestershire, LE11 1BH

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A well presented, refurbished 2 bedroom townhouse, situated within walking distance of Loughborough Town Centre and the train station. The property benefits from gas central heating and double glazing and comprises of an entrance hall, modern fitted kitchen with appliances, lounge, 2 bedrooms and bathroom. Outside you'll find private enclosed car parking with one allocated car parking space and communal yard. Viewing highly recommended! Council tax band A

### 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.

### Entrance Hallway

### Kitchen

9'4 x 9'5 (2.84m x 2.87m)

### Lounge

9'7 x 16'3 max (2.92m x 4.95m max)

### Bathroom

### Bedroom 1

9'7 x 13'3 max (2.92m x 4.04m max)

### Bedroom 2

9'5 x 9'8 max (2.87m x 2.95m max)

