



READINGS

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£895 PCM

188 Avenue Road Extension, Leicester, LE2 3EL

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What a beauty! This wonderful Victorian terraced property lies in the ever fashionable Clarendon Park area of the city. Step inside and you'll find a spacious fitted kitchen and bathroom, a useful utility room/WC and 2 spacious reception rooms and bedrooms. It's handy for bustling Queens Road and the University and is sure to appeal to professional people looking for a lovely home in a great spot! Internal inspection a must.

Front Reception Room

13'1" max x 11'5" (4m max x 3.5m)

Rear Reception

13'1" max x 11'5" (4m max x 3.5m)

Kitchen

13'9" x 6'6" (4.2m x 2m)

Utility Room/WC

6'6" x 5'10" (2m x 1.8m)

First Floor Landing

Bedroom 1 Front

14'5" max x 11'5" (4.4m max x 3.5m)

Bedroom 2 Rear

11'9" max x 11'5" (3.6m max x 3.5m)

Bathroom/WC

13'9" x 6'6" (4.2m x 2m)

With 4 piece suite comprising panelled bath, separate shower cubicle, wash hand basin, toilet.

Outside

Paved rear garden.

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.

