



READINGS

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£895 PCM

28 Britannia Walk, Market Harborough, Leicester, Leicestershire, LE16 8BF

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This is a lovely end town house, close to all the fabulous facilities that this highly regarded South Leicestershire market town has to offer! There's a hallway, cloaks/WC, small but perfectly formed (and fitted!) kitchen with appliances and a spacious lounge. Upstairs you'll find 2 good bedrooms and a really high spec bathroom. Front and rear gardens and a parking space complete the accommodation. Viewing highly recommended! Council tax band B

Reception Hall

With useful built in cloaks cupboard.

Cloaks/WC

With toilet and wash hand basin.

Lounge

14'11" x 12'7" (4.55m x 3.84m)

With door to rear garden.

Kitchen

7'10" x 6'5" (2.41m x 1.96m)

With base and eye level units, built in oven, hob and extractor hood.

First Floor Landing

Bedroom 1 Front

12'7" x 8'0" (3.84 x 2.44)

Bedroom 2 Rear

12'7" x 8'0" (3.84m x 2.46m)

Bathroom/WC

With modern white suite comprising panelled bath with shower over, low flush WC and wash hand basin.

Outside

Pleasant front and rear gardens, off road parking.

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.

