



READINGS

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£675 PCM

22 Tilton Road, Burbage, Hinckley, LE10 2SE

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This spacious first floor flat lies in a terrific spot, close to a great range of amenities in this popular location. It has electric storage heaters and double glazing and inside you'll find a hallway, large, light and airy lounge, well appointed kitchen with cooker, fridge, freezer, washing machine and dishwasher included, 2 bedrooms and a bathroom/WC. Viewing a must! On street parking. Council tax band A

Reception Hall

With large walk-in cupboard.

Lounge

16'0" x 14'9" (4.9m x 4.5m)

Kitchen

14'9" x 6'2" (4.5m x 1.9m)

With base and eye level units, range of built in and free standing appliances.

Bedroom 1

11'5" x 11'5" to robe (3.5m x 3.5m to robe)

With built-in wardrobe.

Bedroom 2

10'9" x 6'2" (3.3m x 1.9m)

Bathroom/WC

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

With panelled bath with electric shower over, toilet and wash hand basin.

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.

