



READINGS

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£1,175 PCM

Apartment 30 The Shoe Factory Abbey Park Road, Leicester, LE4 5ET

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The Shoe Factory is an exclusive development of luxury apartments offering stylish, spacious living with a contemporary urban twist! Situated on Abbey Park Road, on the North Eastern outskirts of the city, these fabulous homes lie in a great spot, opposite picturesque Abbey Park, yet offering easy access to the city centre and nearby Melton Road. Apartment 30 is a spacious 2 bedroom apartment, lying on the second floor. There's a welcoming reception hall, large, airy lounge with stylish, well equipped kitchen area off, 2 bedrooms with en-suite bathroom to the master and a modern shower room/WC. There is also a underground carparking space included. Fabulous home-be sure to view! Council tax band D

Reception Hall

Lounge

19'0" max 16'8" min x 15'5" (5.8m max 5.1m min x 4.7m)
With doors to balcony.

Kitchen

9'10" x 9'2" (3m x 2.8m)
Leading off the lounge and with modern, contemporary base and eye level units, high quality work surfaces and built-in appliances.

Bedroom 1

14'9" x 10'2" (4.5m x 3.1m)

En-Suite bathroom

7'10" x 6'10" (2.4m x 2.1m)
Stylish suite with bath with shower over, wash hand basin and toilet.

Bedroom 2

11'5" x 10'2" (3.5m x 3.1m)

Shower Room/WC

7'6" x 6'6" max (2.3m x 2m max)
With stylish suite comprising shower cubicle, toilet and wash hand basin. Utility cupboard with washing machine.

Outside

Pleasant communal atrium and underground parking space.

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.

