



READINGS

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£1,100 PCM

Flat 4 The Laurels 26 Knighton Park Road, Leicester, LE2 1ZA

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Set in the popular location of Clarendon Park & situated opposite Victoria Park this modern ground floor apartment is not one to be missed! The unfurnished apartment comprises of; Entrance hall, Open planing living room & Modern Kitchen with built in oven, hob, fridge freezer, washing machine and dishwasher. Master bedroom with Ensuite shower room, further bedroom. Family bathroom with shower over the bath. There is a gated allocated parking space to the rear. Viewing is a must! Council tax band D *PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER*

Entrance Hall

Open plan kitchen and living room

30'4 (max inc bay) x 11'06 (9.25m (max inc bay) x 3.51m)

Bedroom 1

11'11 x 8'10 (3.63m x 2.69m)

En suite Shower Room

5'08 x 5'06 (1.73m x 1.68m)

Bedroom 2

11'08 x 7'04 (3.56m x 2.24m)

Bathroom

5'09 x 6'10 (1.75m x 2.08m)

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.

