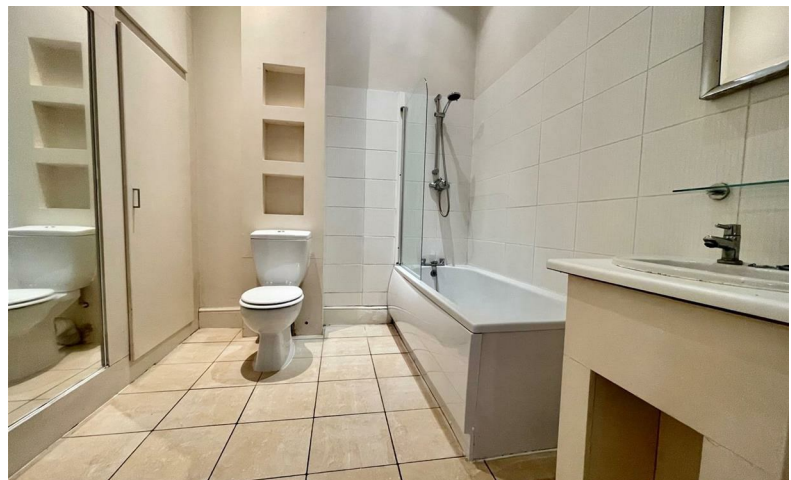




READINGS

www.readingspropertygroup.com



£950 PCM

Flat 1 The Puritex Building 3 Nugent Street, Leicester, Leicester, LE3 5HH

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Wow! This amazing ground floor apartment combines urban chic with modern creature comforts effortlessly. Truly spacious accommodation throughout, you'll find a huge open plan living/dining room with well appointed kitchen off with built in oven, hob, dishwasher and small fridge. There are 2 good double bedrooms and a large bathroom/WC where the washing machine is located. The property is ideally placed for access to the city centre and ring road. Council tax band B
Viewing an absolute must!

Spacious Living/Dining Room

17'4" x 13'9" plus 15'5" x 14'5" (5.3m x 4.2m plus 4.7m x 4.4m)

Kitchen area

8'2" x 5'2" (2.5m x 1.6m)

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

Bedroom 1

15'5" x 9'6" (4.7m x 2.9m)

Bedroom 2

11'9" x 9'2" (3.6m x 2.8m)

Spacious Bathroom/WC

8'10" x 7'6" (2.7m x 2.3m)

With modern suite comprising panelled bath with shower over, wash hand basin and toilet.

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.

