



READINGS

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£995 PCM

128 Buxton Crescent, Broughton Astley, Leicester, Leicestershire, LE9 6TD

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A beautiful home in a really popular area! Built by Jelsons, this 3 bedroom town house lies in the highly sought after village of Broughton Astley. It's close to a great choice of shopping, schooling and public transport links. There's also great schooling, with an Ofsted "Good" rated High School. If you commute to Leicester, Lutterworth, Coventry, Birmingham or even further afield, there are great road and rail links nearby. The house has gas central heating and double glazing, of course & inside you'll find a hall, cloaks/WC, modern kitchen, spacious lounge diner, 3 bedrooms (en-suite to the master) and family bathroom. Outside there are lawned gardens and a double length driveway. Viewing a must!

Reception Hall

Cloaks/WC

With toilet and wash hand basin.

Lounge/Diner

15'1" max 8'6" min x 17'8" max 7'10" min (4.6 max 2.6 min x 5.4 max 2.4 min)

Kitchen

8'2" a 7'10" (2.5m a 2.4m)

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

First Floor Landing

Bedroom 1 Rear

12'5" x 8'6" (3.8m x 2.6m)

En-Suite Shower Room/WC

With shower cubicle, wash hand basin and toilet.

Bedroom 2 Front

8'10" x 8'2" (2.7m x 2.5m)

Bedroom 3 Rear

10'5" x 6'6" (3.2m x 2m)

Bathroom/WC

With bath, toilet and wash hand basin.

Outside

Lawned front and rear gardens. Driveway with tandem parking for 2 vehicles.

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.

