



READINGS

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£725 PCM

GFF 39 Harrow Road, Leicester, Leicestershire, LE3 0JY

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What a beauty! This fabulous ground floor flat lies in a popular spot, just off Narborough Road. There's gas central heating and UPVC double glazing. Inside you'll find a hall, lounge, smart kitchen with oven and hob, bedroom and a stylish bathroom. Outside there's a small private rear garden and outbuildings. Viewing is a must! On street permit parking available from Leicester City Council. Council tax band A

Reception Hall

Lounge

11'9" x 9'6" (3.6m x 2.9m)

Kitchen

12'1" x 8'6" (3.7m x 2.6m)

Newly fitted with modern base and eye levels units with soft close hinges, built in electric oven, induction hob and extractor hood.

Bedroom

14'5" into bay x 9'6" (4.4m into bay x 2.9m)

With bay window to front elevation.

Rear lobby

With door to garden.

Bathroom/WC

8'2" x 4'11" (2.5m x 1.5m)

With newly fitted white suite comprising panelled bath with shower and screen over, vanity wash hand basin unit, dual flush WC.

Outside

There's a small rear garden with brick stores.

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.

