



READINGS

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£895 PCM

4 Pope Street, Leicester, LE2 6DX

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This fabulous mid terraced property lies in a great location just off Welford Road on the southern fringes of the city. It is extremely nicely fitted and finished throughout with gas radiator central heating and double glazing. There are two spacious reception rooms, a generous and well appointed modern kitchen with oven and hob. On the first floor there are two excellent bedrooms and modern bathroom/WC with shower over the bath. A large rear garden completes the accommodation and internal inspection is strongly advised! Council tax band A

Front Reception Room

12'1" x 11'9" (3.7m x 3.6m)

Rear Reception Room

11'9" x 12'1" max (3.6m x 3.7m max)

Kitchen

13'1" x 6'6" (4m x 2m)

With plenty of built in cupboards and built in electric oven/grill, 4 ring gas hob and extractor hood.

First Floor Landing

Bedroom 1 Front

13'9" max x 12'1" (4.2m max x 3.7m)

Bedroom 2 Rear

11'9" x 11'1" max (3.6m x 3.4m max)

Bathroom/WC

13'1" x 6'6" (4m x 2m)

A large bathroom with suite comprising bath with shower over, wash hand basin and toilet.

Outside

Mature rear garden.

Lettings Viewing Procedure

1. We'll initially e-mail you a preliminary 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 your application with the landlord. If they are happy, we will book a physical viewing at the property

4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing

5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before

6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

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.

