



# READINGS

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## £1,025 PCM

Apartment 17 The Shoe Factory Abbey Park Road, Leicester, LE4 5ET



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The Shoe Factory is an exclusive development of luxury apartments offering stylish, spacious living with a contemporary urban twist! Situated on Abbey Park Road, on the North Eastern outskirts of the city, these fabulous homes lie in a great spot, opposite picturesque Abbey Park, yet offering easy access to the city centre and nearby Melton Road. Apartment 17 is furnished and on the first floor and offers light and airy, stylish accommodation to include welcoming reception hall, spacious lounge, kitchen area including integrated hob, oven, fridge & dishwasher, bedroom and stylish bathroom. There is also a underground carparking space included. Viewing an absolute must! Council tax band B

### Reception Hall

### Spacious Lounge

20'11" x 18'4" (6.4m x 5.6m)

### Well appointed kitchen area

16'4" x 9'10" (5m x 3m)

### Bedroom

9'10" x 11'5" to wardrobes 13'1" max (3m x 3.5m to wardrobes 4m max)

### Bathroom

7'6" x 7'2" (2.3m x 2.2m)

### 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.

