



READINGS

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£900 PCM

Apt 7 The Fosse Building 1a Tetuan Road, Leicester, LE3 9SG

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Readings Property Group present this spacious unfurnished first floor apartment, lying in a convenient location close to the West End district of the city. The Fosse Building was constructed by Messrs Williams Builders, a local firm of high repute. There is a larger than average entrance hallway with built in shoe storage, kitchen with a breakfast bar, built in hob, oven and dishwasher plus a fridge freezer included. The living room is just off the kitchen and has a balcony - great for some fresh air. The master bedroom has built in wardrobes and an en-suite shower room. The second bedroom is a good size double and also has built in wardrobes. The family bathroom has a bath with shower over. Benefits include electric "wet" heating system to radiators, video security entry phone system and secure allocated parking within an attractive landscaped communal garden area. The city centre lies a short distance away as do an excellent range of bars and restaurants in Braunstone Gate. The property also offers convenient access to the main A50 Groby Road which in turn leads to the Outer Ring Road, A46 Leicester Western By Pass and M1 and M69 Motorway Network. Viewing is a must! PLEASE NOTE THE PHOTOS ARE FROM BEFORE THE CURRENT TENANT MOVED IN AND THE PROPERTY MAY DIFFER. Council tax band B

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.

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.

Entrance hallway

Lounge

14'0" x 13'6" approx (4.29m x 4.14m approx)

Breakfast kitchen

14'9" x 8'11" approx (4.52m x 2.72m approx)

Built in oven, hob and dishwasher. Free standing fridge freezer

Bedroom 1

12'11" max x 10'11" approx (3.94m max x 3.33m approx)

En-suite

Bedroom 2

14'0" max x 8'11" approx (4.27m max x 2.74m approx)

Bathroom

