



READINGS

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£615 PCM

52 Rutland House, Alexandra House 47 Rutland Street, Leicester, LE1 1SF

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A unfurnished second floor studio apartment within a convenient location opposite The Curve Theatre and within the Cultural Quarter of Leicester. The property has electric heating, an entrance hall with an airing cupboard and bathroom. The spacious principal room carpet has just been replaced and it has French doors to a Juliet balcony. There is a fitted kitchen with brand new vinyl and built-in appliances including a washing machine, fridge freezer, dishwasher, oven, hob, and cooker hood. Suitable for a single occupant. Viewing a must. No parking included. Council Tax Band A

Communal stairs and lift to all floor.

Entrance hall

Airing cupboard

Bathroom

Paneled bath with shower over. Wash hand basin and WC.

Lounge/Bedroom

18'2" max 18'11" max (5.54m max 5.79m max)

A good sized room open plan to the kitchen area. French doors to Juliet's balcony.

Kitchen area

Window to the courtyard. Single drainer sink unit with base and wall mounted units. Built in hob. oven and cooker hood. Fridge freezer, washing machine, and slimline dishwasher.

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.

