



READINGS

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£895 PCM

Flat 3 Tower House 42 Howard Road, Leicester, Leicestershire, LE2 1XH

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Wow! This deceptively spacious property offers an entrance hallway with coat hooks, a larger than average bedroom with plenty of natural light, a reception room, there is a rear lobby which could be a dining area, storage cupboard, newly fitted kitchen with brand new built in oven and hob and a newly fitted bathroom/WC. Outside is a private car park for the residents of Tower House with 2 allocated spaces for Flat 3. What a fabulous second floor apartment in this sought-after residential location, situated on the corner of Queens Road and Howard Road. Victoria Park is only a short walk away. Viewing is a must! Council Tax Band A

Entrance Hallway

Bedroom

17'0" x 16'4" (5.2m x 5m)

Living Room

4.3m x 4.3m max

Lobby/Dining Area

9'2" x 5'10" min 8'6" max (2.8m x 1.8m min 2.6m max)

Bathroom

8'2" x 6'6" (2.5m x 2m)

Kitchen

12'1" x 9'2" (3.7m x 2.8m)

Outside

Two allocated off-road parking spaces

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 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

Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details

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!

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