



READINGS

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£825 PCM

11 Waterville Close, Kirby Frith, Leicester, LE3 6TX

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Lying in a pleasant position, with views over a golf course to the rear, this nicely presented part-furnished first floor apartment is worthy of inspection. Benefits include UPVC windows, gas central heating. It's a light and airy accommodation comprising of lounge, kitchen with built in oven and gas hob, bedroom and modern shower room, re-fitted in recent years. The property is ideally situated for access to the outer ring road and motorways. Communal car park. Viewing a must! Council tax band A

Ground Floor Reception Lobby

With staiurs rising to first floor.

Lounge

15'5" max 12'1" min x 12'1" (4.7m max 3.7m min x 3.7m)

Kitchen

8'6" x 5'10" (2.6m x 1.8m)

Bedroom

11'5" x 9'6" (3.5m x 2.9m)

Shower Room/WC

With modern suite comprising built in shower cuicle with "rainfall" shower, toilet and wash hand basin.

Outside

Communal parking to the rear.

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!
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.

