



READINGS

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£850 PCM

15 Rydal Street, Leicester, LE2 7DS

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This smart mid-terraced home lies in a convenient spot approximately 1 mile from the city centre. It's handy for LRI and DMU and benefits from new kitchen units, floor coverings and decor. Inside you'll find 2 reception rooms, a smart kitchen, 2 bedrooms, a boxroom/dressing room and a bathroom/WC. Outside there are brick outbuildings and a paved rear garden. Viewing a must! Parking permit required from the council. Council tax band A

Front Reception Room

11'5" x 11'1" (3.5m x 3.4m)

Rear Reception Room

13'1" x 11'1" (4m x 3.4m)

Kitchen

12'5" x 7'2" (3.8m x 2.2m)

First Floor Landing

Bedroom 1 Front

12'9" x 11'1" (3.9m x 3.4m)

Bedroom 2 Rear

9'10" max 8'6" min x 10'9" (3m max 2.6m min x 3.3m)

Boxroom

7'2" x 6'10" (2.2m x 2.1m)

Bathroom

7'2" x 4'11" (2.2m x 1.5m)

Outside

Paved rear garden and outbuildings.

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.

