



READINGS

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£750 PCM

39 Willow Close, Burbage, Hinckley, LE10 2JY

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This fabulous second floor flat lies in a great spot and is in clean and tidy order throughout. It benefits from electric heating and accommodation including a hall, light and airy lounge, kitchen, bedroom and bathroom. Viewing a must! Council tax band A

Entrance Hallway

Lounge

13'9" x 10'9" (4.2m x 3.3m)

Kitchen

10'5" x 5'2" (3.2m x 1.6m)

Newly fitted modern kitchen with base and eye level units, large built in cupboard and free standing cooker.

Bedroom

13'9" max 11'9" to wardrobes x 9'10" (4.2m max 3.6m to wardrobes x 3m)

With freestanding wardrobes, 2 bedside chests of drawers.

Bathroom

With modern suite comprising bath with electric shower over, wash hand basin and toilet.

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.

Property information questions

Tenure: Leasehold

Local Authority: Hinckley & Bosworth

Council Tax Band: A

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Annual Estate Management Charge If Applicable: N/A

