



READINGS

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£700 PCM

16a High Street, Syston, Leicester, Leicestershire, LE7 1GP

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Wow-what a spacious flat! Lying right in the centre of Syston (sorry-no parking included), this lovely first floor apartment is definitely worth viewing. There's a large galleried landing, 2 large double bedrooms, a roomy lounge, kitchen/diner and bathroom. It's handy for all the great amenities in Syston village centre and nearby road and rail links. Gas central heating and single glazed windows. It is situated above a retail unit and is close to a Royal Mail sorting office with associated noise. Viewing a must! Council Tax Band A

Ground Floor Hall

With stairs rising to first floor.

First Floor Galleried Landing

Lounge

12'9" x 12'1" max (3.9m x 3.7m max)

With window to front elevation.

Kitchen/Diner

12'9" x 11'9" (3.9m x 3.6m)

With storage cupboards and sink. You will also have use of the electric cooker and washer/dryer for the rest of their working life.

Bedroom 1 Rear

15'1" x 11'9" (4.6m x 3.6m)

Bedroom 2 Rear

15'1" x 11'9" (4.6m x 3.6m)

Bathroom/WC

With panelled bath with shower over, wash hand basin and toilet.

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 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.

Property information questions

Tenure:

Local Authority:

Council Tax Band:

Type of Construction:

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:

Annual Estate Management Charge If Applicable:

