



READINGS

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£950 PCM

Flat 5 New Walk Central Apartments, 77-89 Princess Road East, Leicester, LE1 7DQ

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This wonderful furnished duplex apartment lies a short "hop skip and a jump" from fabulous New Walk, here in the heart of Leicester. It overlooks a leafy green and is perfectly situated for access to the city centre and railway station. Inside you'll find a hallway, spacious lounge diner, modern kitchen with appliances and recently refitted shower room/WC. Pop upstairs and there are good bedrooms and another WC. Do you want to know an added bonus? There's a secure parking space!! Viewing really is a must. Video link <https://youtu.be/Gkx0fq4DHQ0>

Reception Hall

A spacious area with lots of storage.

Lounge diner

17'0" min x 12'1" (5.2m min x 3.7m)

With corner sofa unit, dining table and 2 chairs and great views over a leafy tree lined green.

Breakfast Kitchen

12'1" min x 9'10" (3.7m min x 3m)

With range of fitted units and appliances, small table and chairs.

Shower Room.WC

Recently refitted shower room, toilet and wash hand basin.

Stairs lead from the hallway to landing Area

Bedroom 1 Rear

14'1" x 9'6" (4.3m x 2.9m)

With single bed, mattress and wardrobe.

Bedroom 2 Rear

12'5" x 7'10" (3.8m x 2.4m)

With double mattress and wardrobe.

Cloaks/WC

With toilet and wash hand basin.

Outside

There's a useful secure parking space-a real bonus this close to the city centre!

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.

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

