



READINGS

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£725 PCM

25 Ashleigh Gardens, Ashleigh Road, Leicester, Leicestershire, LE3 0FJ

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Here we have a well proportioned ground floor apartment, just off Narborough Road. The accommodation includes; entrance hall, bathroom with shower over the bath, modern fitted kitchen complete with oven, hob and washing machine, large double bedroom with fitted wardrobes, and lounge overlooking the communal gardens. Benefiting from patio doors from the lounge on to the communal gardens, with its own front door, this apartment is not one to miss! The apartment is fully double glazed and benefits from electric underfloor heating. There is a secure gated communal carpark which is on a first come first served basis. Viewing is a must! Council tax band A

Entrance Hall

With door to the front, airing cupboard, storage cupboard and walk-in store, underfloor heating.

Lounge/Dining room

15'4" x 9'11" (4.67m x 3.02m)

A good sized lounge with UPVC double glazed sliding doors to the rear giving access to the communal garden, underfloor heating.

Kitchen

9'9" x 6'9" (2.97m x 2.06m)

With UPVC double glazed window to the front, a range of both base and wall mounted units, work surfaces including breakfast bar, electric oven and hob with extractor over, washing machine and space for a under counter fridge. Underfloor heating.

Double bedroom

15'3" x 6'11" + wardrobes (4.65m x 2.11m + wardrobes)

With UPVC double glazed window to the rear, a good range of fitted wardrobes with cupboards over, dressing table, underfloor heating.

Bathroom

With UPVC double glazed opaque window to the front, panelled bath with electric shower over, low level WC, pedestal wash hand basin, half tiling to walls, underfloor heating.

Outside

There is a bin store, well kept communal gardens, drying area, communal parking.

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.

