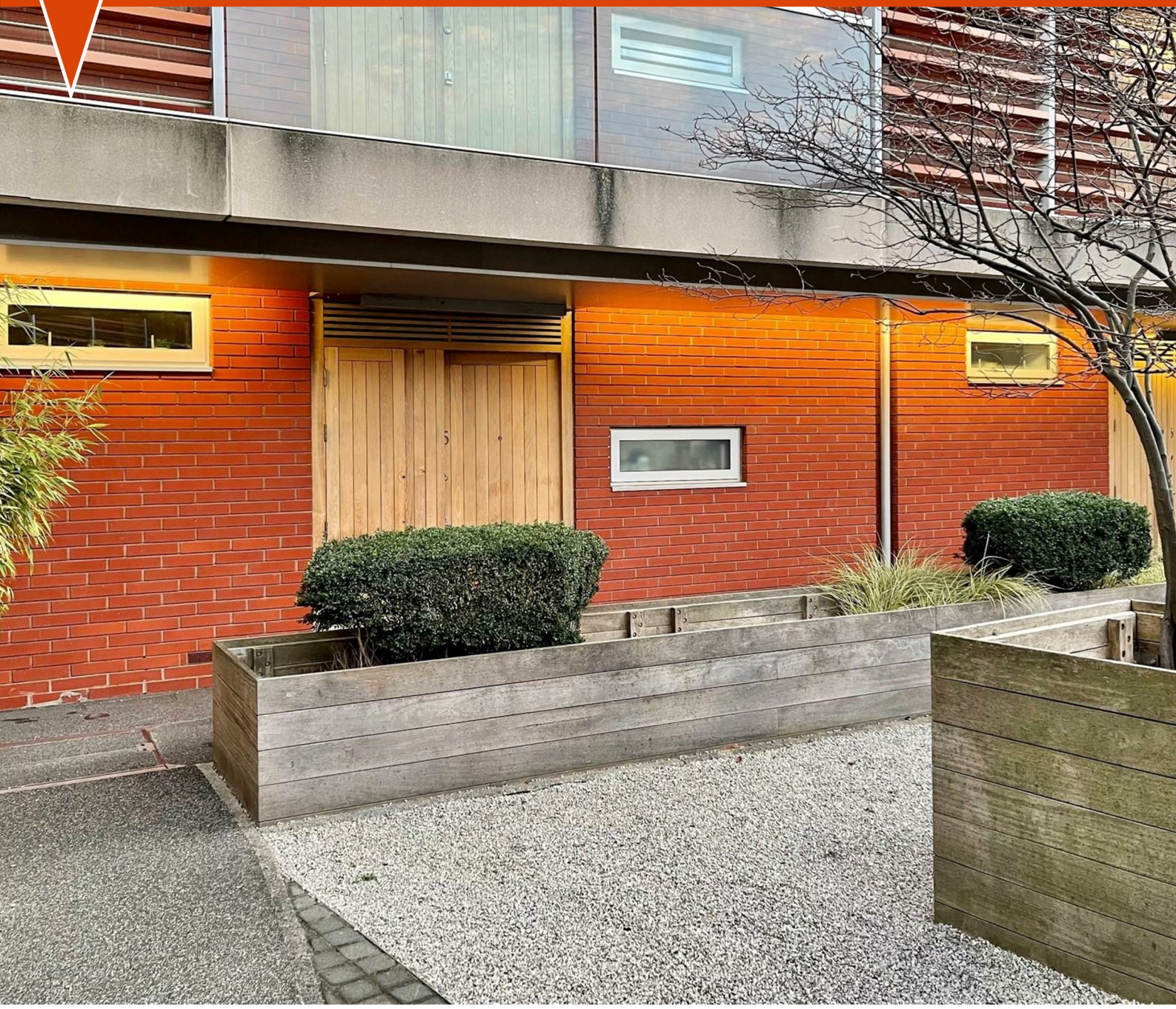
READINGS
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£995 PCM

Apartment 5 The Circus 12 Highcross Lane, Leicester, Leicester, LE1 4SN

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Wow! This light and airy unfurnished apartment lies in the heart of the sought after Highcross area of the city centre. It combines modern, contemporary city centre living with a feeling of interior space and light. Inside you'll find a hallway (with phone intercom entry system), spacious lounge/diner with access to a covered balcony, open plan kitchen area off this room with modern units and built in electric oven, hob, fridge, freezer and dishwasher. There's a double bedroom with a fitted wardrobe and a modern bathroom with shower over the bath. The external communal roof gardens are a particularly nice feature of the property. Viewing a must! No parking included. PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN SO THE PROPERTY MAY DIFFER. Council tax band B - Available around the beginning of February 2027

Reception Hall
With wall mounted video entry phone system.

Lounge/Diner
17'4" x 12'5" (5.3m x 3.8m)
A light, bright room, with floor to ceiling window and French door to balcony.

Kitchen
8'2" x 6'6" (2.5m x 2m)
Open plan to lounge, with modern, contemporary units and built in electric oven, 4 ring hob, dishwasher, extractor and fridge.

Bedroom
10'5" x 10'2" (3.2m x 3.1m)
With double wardrobe and door to balcony

Bathroom/WC
With modern, contemporary suite comprising back to wall toilet, vanity wash hand basin, panelled bath with waterfall shower over.

Outside
There are spacious, established communal roof gardens with planting and outdoor seating. The property also benefits from it's own private balcony, accessed from both the lounge and the bedroom.

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.

