



# READINGS

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## £995 PCM

Apartment 2, Malborough House 151 Hinckley Road, Leicester Forest East, Leicester, Leicestershire, LE2 3DC

## Apartment 2, Malborough House 151 Hinckley Road, Leicester Forest East, Leicester, Leicestershire, LE3 3PG

This spacious, well appointed unfurnished two bedroom ground floor apartment within this select development. Offered for let with the benefit of gas central heating together with a video entry system. Communal entrance hall, private hall, spacious lounge with bay window to the rear, solid oak fronted cabinets in the dining kitchen with integrated appliances, two bedrooms, master with en-suite and walk-in wardrobe, separate shower room. There are visitor parking spaces, secure electric gates to the parking area to the rear where this apartment has the benefit of two allocated parking spaces, one of which is within a covered carport. Council tax band C

### Communal Entrance Hall

The apartment is accessed via a communal entrance hall with security door to the front with video entry system.

### Entrance Hall

With a useful storage cupboard, airing cupboard, radiator and video entry system.

### Lounge

17'3" x 14'11" (5.26m x 4.55m)

A spacious lounge with UPVC double glazed bay window to the rear, radiator.

### Dining Room

13'1" x 11'4" (3.99m x 3.45m)

A good quality dining kitchen with a good range of both base and wall mounted units with solid oak fronts, granite work surfaces, one and a half sink and drainer, electric oven with gas hob and extractor over, integrated fridge freezer, dishwasher and washing machine, tiled splash backs, tiled flooring, radiator, UPVC double glazed window to the side, wall mounted boiler

### Bedroom One

15'3" x 10'10" (4.65m x 3.30m)

A good sized bedroom with UPVC double glazed window to the rear, radiator.

### Ensuite

With panelled bath, separate shower cubicle, low level WC, pedestal wash hand basin, tiling to walls and floor, heated towel rail, extractor fan.

### Walk-in wardrobe

9'2" x 4'3" (2.79m x 1.30m)

With hanging rail and shelving.

### Bedroom Two

9'6" x 8'10" (2.90m x 2.69m)

With UPVC double glazed window to the rear, built-in wardrobes, radiator.

### Shower Room

Fully tiled with a shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

### Outside

There are visitor parking spaces to the front of the building with secure electric gates to the left hand side of the building providing access to a parking area to the rear. This apartment has the benefit of one parking space within a covered carport and a separate allocated parking space. There are bin and cycle stores and a communal seating area.

### 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.

