



READINGS

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£900 PCM

GFF 23 St Leonards Road, Clarendon Park, Leicester, LE2 1WS

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Wow-what a home! This stunning ground floor flat lies in a great spot in the ever fashionable Clarendon Park area of the City. It's been comprehensively refurbished by the landlord to include new central heating system, stylish new kitchen, bathroom and toilet, new decor and floor coverings. There's a pleasant rear garden with outbuildings for storage and it's a "hop, skip and a jump" away from Queen's Road and Victoria Park. Be sure to view! Parking permit from the council required between 9:30am-10:30am. Council tax band A

Reception Hall

Lounge

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

Kitchen

10'5" x 9'10" (3.2m x 3m)

Being re-fitted with a smart range of basea dneye level storage units, work surfaces, sink and built in oven, hob and extractor hood.

Bedroom

13'1" max 14'1" into bay (4m max 4.3m into bay)

Bathroom

9'10" x 7'2" (3m x 2.2)

With a brand new suite comprising shower bath with shower over and vanity wash hand basin.

Separate WC

With newly fitted dual flush toilet.

Outside

There's a pleasant enclosed rear garden with brick outbuildings.

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

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.

