READINGS
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£950 PCM

3 Knighton Church Road, Leicester, Leicestershire, LE2 3JG

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Wow, what a home! This spacious ground floor apartment lies on the Knighton/Stoneygate/Oadby borders - one of the City's premier locations. Inside there's a large entrance hallway with built in cupboard storage, an inner lobby leading to the living room, a modern kitchen with integrated oven and gas hob and a separate toilet. There's a further lobby leading to 2 double bedrooms and a bathroom with shower of the bath. The light and airy accommodation benefits from gas central heating and UPVC double glazing. Outside there are established communal gardens maintained by the owner. There is a communal off road parking on a first come first served basis and free on street parking. Viewing is a must! Council tax band B **PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER** Available around the beginning of February 2027

Reception Hall
Running the length of the property and with doors to front and rear elevations.

Inner Lobby
With doors off to WC, kitchen and lounge.

Lounge
16'0" x 12'5" (4.9m x 3.8m)

Kitchen
9'10" max x 9'2" (3m max x 2.8m)
Modern base and eye level units, worksurfaces, built in oven, hob and extractor hood.

Inner Lobby 2
With built in linen cupboard, doors to bedrooms and bathroom.

Bedroom 1 Front
14'1" x 12'5" (4.3m x 3.8m)

Bedroom 2 Rear
13'5" x 8'6" (4.1m x 2.6m)

Bathroom
Modern white suite comprising panelled bath with shower over and pedestal wash hand basin.

Outside
Pleasant established communal gardens and communal parking to the rear.

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.

