



READINGS

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£1,050 PCM

Flat 16 Victoria Gardens 195 London Road, Stoneygate, Leicester, Leicestershire, LE2 1ZH

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Wow! A spacious first floor apartment that comes with a garage. The property comprises of a large lounge diner with a small covered balcony overlooking the communal gardens, fitted kitchen with built-in oven and hob, washing machine and dishwasher. There are two good sized bedrooms both with fitted wardrobes, bathroom with modern suite and a separate WC. Further benefits include gas central heating and residents-only private road parking. Located on the borders of sought-after Stoneygate and Clarendon Park, the property is within easy walking distance of Queens Road, Victoria Park, and Leicester University. Council tax band C **PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN SO THE PROPERTY MAY DIFFER**

Reception Hall

Lounge/Diner

19'11 x 18'8 max (6.07m x 5.69m max)
With door to balcony.

Kitchen

10'10 x 9'9 (3.30m x 2.97m)

Bedroom 1

11'1 x 9'5 (3.38m x 2.87m)

Bedroom 2

10'3 x 9'9 (3.12m x 2.97m)

Bathroom

Separate WC

Outside

Communal parking, gardens and a private single garage.

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.

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

