



READINGS

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£1,300 PCM

Flat 5 1 Scholars Walk, Leicester, Leicester, LE2 1RR

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This stunning duplex apartment lies in a converted school house in the highly sought after Stoneygate area of the city. The Scholar's Walk development was carried out by William Davis Homes, a local developer of high repute. The accommodation is arranged over 2 floors. On the first floor there is a split level entrance hall, large sitting/dining room with fitted kitchen off, utility room, double bedroom and bathroom. On the second floor a landing opens to a dressing room (currently used as a home office) and the master bedroom. Outside there are wonderful communal gardens and an allocated parking space. Viewing an absolute must! Council tax band D

Split Level Reception Hall

Open Plan Sitting/Dining Room

23'11" x 11'9" (7.3m x 3.6m)

Kitchen

11'9" x 6'2" (3.6m x 1.9m)

With base and eye level units and a selection of built in appliances.

Utility Room

Bedroom

14'9" into bay x 9'10" (4.5m into bay x 3m)

Bathroom

7'10" x 7'2" (2.4m x 2.2m)

Second Floor Landing

Second Floor Dressing Room/Study Area

13'5" x 7'2" to approx 4'11" eaves height (4.1m x 2.2m to approx 1.52m eaves height)

Master Bedroom

11'9" x 7'2" to approx 4'11" eaves height (3.6m x 2.2m to approx 1.52m eaves height)

Outside

Allocated parking space. Attractive, established communal gardens.

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.

