



READINGS

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£975 PCM

Flat 1 The Foister Building, 124 Charles Street, Leicester, LE1 1LB

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Wow! It's rare to find a property in the city centre with secure parking. Step inside and you'll find an entrance hallway with useful WC/utility room including a washing machine. There's a large living and dining space opening to a well appointed kitchen with built-in appliances including an electric hob and oven, fridge, freezer and dishwasher. There are two good size bedrooms with built-in wardrobes and ensuite bathroom off the master. This stylish first floor apartment in the Cultural Quarter lies in a converted 1930s hosiery factory with spectacular high ceilings, exposed bricks and beams and huge windows providing lots of natural light. Combining urban chic with modern creature comforts, the spacious accommodation benefits from gas radiator central heating. One allocated parking space in a gated underground car park included. Viewing is an absolute must! Council tax band D

Reception Hall

Lounge

19'8" x 13'1" (6m x 4m)

Kitchen

11'5" x 9'6" (3.5m x 2.9m)

With base and eye level units, built-in electric oven/grill, 4 ring hob, extractor hood, fridge, freezer and dishwasher.

Utility Room/Cloaks/WC

9'6" x 5'10" (2.9m x 1.8m)

With toilet and wash hand basin, automatic washing machine.

Bedroom 1

15'1" x 10'9" (4.6m x 3.3m)

With built-in wardrobes.

En-Suite Bathroom

7'6" x 6'6" (2.3m x 2m)

With panelled bath with shower over, wash hand basin and toilet.

Bedroom 2

16'11" (plus recess 6'2" x 5'6") x 7'6" (plus rece (5.18m(plus recess 1.88m x 1.68m) x 2.3m (plus rec)

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.

