



READINGS

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£725 PCM

Flat A 3 Chapel Street, Syston, Leicester, LE7 1GN

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This super ground floor flat lies in a lovely Georgian building a short "hop, skip and a jump" from Syston village centre. It's been updated by the landlord and has new carpets and decor. Inside there's a spacious hallway, lounge, fitted kitchen, bedroom and shower room/WC. There's a tidy paved shared rear garden with rotary dryers. Hot water and limited central heating costs are included in the rent (see paragraph at the end of these particulars for more info). Viewing a must!

Reception Hall

Lounge

15'8" x 11'9" (4.8m x 3.6m)

Kitchen

10'5" x 5'6" (3.2m x 1.7m)

Bedroom

9'2" x 8'6" (2.8m x 2.6m)

Shower Room/WC

With shower cubicle, toilet and wash hand basin

Outside

Communal paved rear garden with rotary clothes dryers.

Important Note

Please note that hot water and partial central heating are included in the rent. The hot water is on all day. The heating is set to come on from the 1st of October until the 31st of March. Monday to Friday 6:30 am until 8 am and 6:30 pm to 9 pm. Saturday and Sunday 7 am until 9:30 am and 6:30 pm until 9 pm. If you wish to have heating on outside these times, the landlord has a facility where you can pay to top up your energy account on a pay as you go basis.

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.

