READINGS
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# £800 PCM

Flat 3 Woodgate House 37 Fosse Road Central, Leicester, Leicestershire, LE3 5PU

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FLAT WITH GARAGE & DRIVEWAY! A fantastic opportunity to rent this spacious second-floor, 2 bedroom apartment with the added benefit of a garage and small private driveway, ideally situated in Leicester's popular West End. The property comprises of an entrance hallway with handy storage cupboard, fitted kitchen with built in oven and gas hob, spacious living room, 2 double bedrooms and a modern bathroom with shower above bath. The property benefits from double glazing and gas central heating.
Single brick built garage with small driveway in front. Alcove with space for shelving and storage to the rear. No lighting or power
The property is situated in a prime location, with good access to the M1 and M69 as well as convenient public transport links and a wide range of local amenities.
Viewing is essential! Council tax band A
**PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER**

## Entrance Hall

## Lounge
13'05 (max) x 11'0 (4.09m (max) x 3.35m)

## Kitchen
13'05 (max) x 7' (4.09m (max) x 2.13m)

## Bedroom 1
13'05 (max) x 10'1 (4.09m (max) x 3.07m)

## Bedroom 2
13'04 (max) x 8'04 (4.06m (max) x 2.54m)

## Bathroom
13'05 (max) x 4'08 (4.09m (max) x 1.42m)

## Single Garage
Garage front door size width: 2.27m x height 2.08m or nwidth: 7'5" x height 6'9" ft
Internal size width: 2.8m x length: 4.87 (6.23m max) or width: 9'2" x length: 15'11" ft (20'5" max)
Internal height: 2.82m

## 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

