



READINGS

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£1,200 PCM

84 Lytton Road, Clarendon Park, Leicester, Leicestershire, LE2 1WJ

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What a beauty! This charming period property offers all the modern conveniences you'll need, combined with plenty of character and space. Inside you'll find a spacious hallway, two reception rooms and a modern fitted kitchen with built in oven, gas hob, extractor hood, dishwasher and washing machine. The front reception room is separate, providing flexible living space. Upstairs, you'll find three generously sized bedrooms and a modern shower room/WC. Benefitting from a brand new roof. Located in the ever-popular Clarendon Park area of Leicester, approximately one mile south of the city centre, this spacious home is ideally situated close to Queen's Road, Victoria Park, and the University of Leicester. Clarendon Park is often described as an "urban village" thanks to its fantastic community atmosphere and vibrant local amenities. Viewing is a must! Parking permit required between 9:30am-10:30am. Council tax band B

Reception hall

With attractive terrazzo tiled floor

Front reception room

10'2" max x 12'5" m (3.1m max x 3.8 m)

Rear reception room

11'9" m x 12'5" max (3.6 m x 3.8m max)

Modern Fitted Kitchen

14'5" m x 7'6" (4.4 m x 2.3m)

With built in appliances to include electric oven and grill, four ring gas hob, stainless steel chimney style extractor hood, dishwasher and washing machine

First floor large galleried landing

Bedroom one front

15'1" max by 12'5" (4.6m max by 3.8m)

Bedroom two middle

11'9" max by 9'2" m (3.6m max by 2.8 m)

Bedroom three rear

11'5" m x 7'6" max (3.5 m x 2.3m max)

Shower room/WC

With brand-new white suite comprising dual flush WC, vanity wash hand basin with cupboard below, built in shower cubicle

Outside

Outside there is a paved rear garden with mature shrubs and range of useful brick built stores.

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.

Lettings Viewing Procedure

1. We'll initially e-mail you a preliminary 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 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

