



READINGS

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£675 PCM

Flat 1 9 Sykefield Avenue, Leicester, LE3 0LA

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An unfurnished one bedroom ground floor flat in the Westcotes area of Leicester. The property offers a small entrance hallway, a double bedroom to the front, a reception room, through to a fitted kitchen with a gas cooker, a small rear lobby and then a modern shower room. The flat benefits from gas central heating and UPVC double glazing. There is a communal garden to the rear of the property. Viewing is a must! On-street parking permit required from the Council. Council tax band A

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.

Entrance Hallway

Bedroom

Reception Room

Kitchen

Rear Lobby

Shower Room

