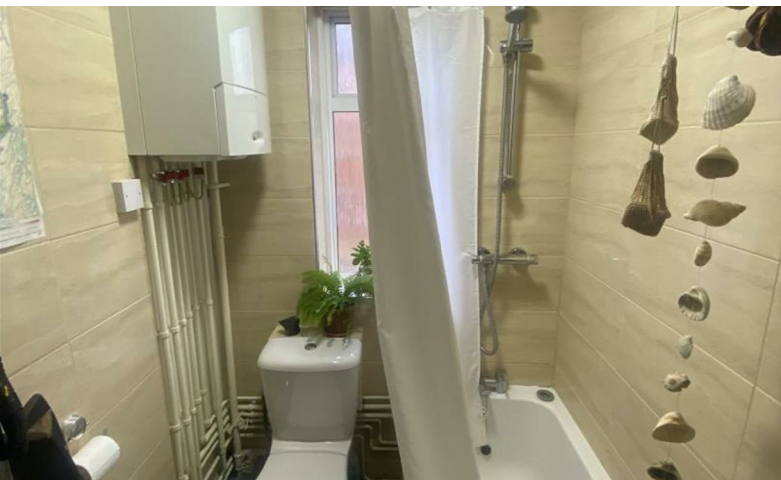




READINGS

www.readingspropertygroup.com



£795 PCM

Flat 5 West Court West Walk, Leicester, LE1 7NP

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A one bedroom first floor flat within a purpose built block within ease of access of Leicester City Centre, the train station & Leicester University. The property benefits from double glazing & gas central heating and comprises of: Entrance Hall, Spacious Lounge, separate modern fitted kitchen with appliances, double bedroom with access to a large dressing room & a modern bathroom. Viewing essential! No parking included. Council Tax band A

Communal Entrance Hall

With secure doors to the front and rear with intercom, stairs giving access to all floors.

Private Entrance Hall

Lounge

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

Kitchen

Fitted kitchen with some appliances included.

Bedroom One

11'9" x 11'9" (3.6m x 3.6m)

A good sized double bedroom, the second bedroom is accessed via the main bedroom.

Bedroom Two

11'9" x 6'6" (3.6m x 2.0m)

Bathroom

Three piece suite with panelled bath with shower over, low level WC and pedestal wash hand basin

Outside

Communal Gardens

Lettings 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.

