READINGS

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£725 PCM

Flat 2, 60a Queens Road, Clarendon Park, Leicester, LE2 1TU

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A fantastic opportunity to rent a spacious first floor one bedroom apartment in the heart of Clarendon Park! The property comprises of two reception rooms (one of which is off the bedroom and could be used as a walk in wardrobe or home office), modern fitted kitchen with built in oven and gas hob, fitted bathroom with shower over the bath and a double bedroom. The property is fully double glazed and has gas central heating. The property is situated above a business. Viewing is a must! No parking included. Council tax band A

Entrance

Living Room
13'5" x 10'2" (4.09 x 3.12)

Kitchen
10'7" x 5'10" (3.23 x 1.79)

Bedroom
12'3" x 11'2" (3.74 x 3.41)

Office/Dressing Room
11'3" x 11'2" (3.44 x 3.41)

Lobby

Bathroom
7'4" x 6'3" (2.26 x 1.92)

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!

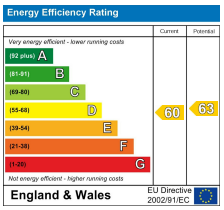
3. We will discuss your application with the landlord. If they are happy, we will book a physical viewing at the property

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



READINGS PROPERTY GROUP
48 Granby Street, Leicester, LE1 1DH.
Telephone: 0116 222 7575
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