



# READINGS

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£695 PCM

63b Nevanthor Road, Leicester, LE3 6DR

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Nestled on Nevanthon Road, Leicester, this newly refurbished maisonette offers a delightful blend of modern living and convenience. With its prime location just off Hinckley Road and Glenfield Road, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and excellent transport links.

Upon entering the flat, one is greeted by a fresh and inviting atmosphere, thanks to the newly decorated interiors and new floor coverings. The spacious layout is designed to maximise comfort and functionality, making it an ideal home for individuals or couples. The newly fitted kitchen is a highlight, featuring modern units and ample storage. There's also a pleasant lounge with bedroom off.

The bathroom has also been tastefully updated, providing a serene space for relaxation. With electric heating throughout, the property ensures warmth and comfort during the colder months.

Viewing a must!

## Reception Lobby

With stairs leading to first floor.

## First Floor Landing

With communicating doors off.

## Lounge

11'5" x 8'10" (3.5m x 2.7m)

## Bedroom (off lounge)

9'2" x 9'2" (2.8m x 2.8m)

With built-in wardrobe.

## Kitchen

12'1" x 8'10" (3.7m x 2.7m)

Being newly fitted with range of stylish units and work surfaces, free standing electric cooker.

## Bathroom/WC

Newly fitted suite comprising panelled bath with shower over, wash hand basin and toilet.

## 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

## 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.

