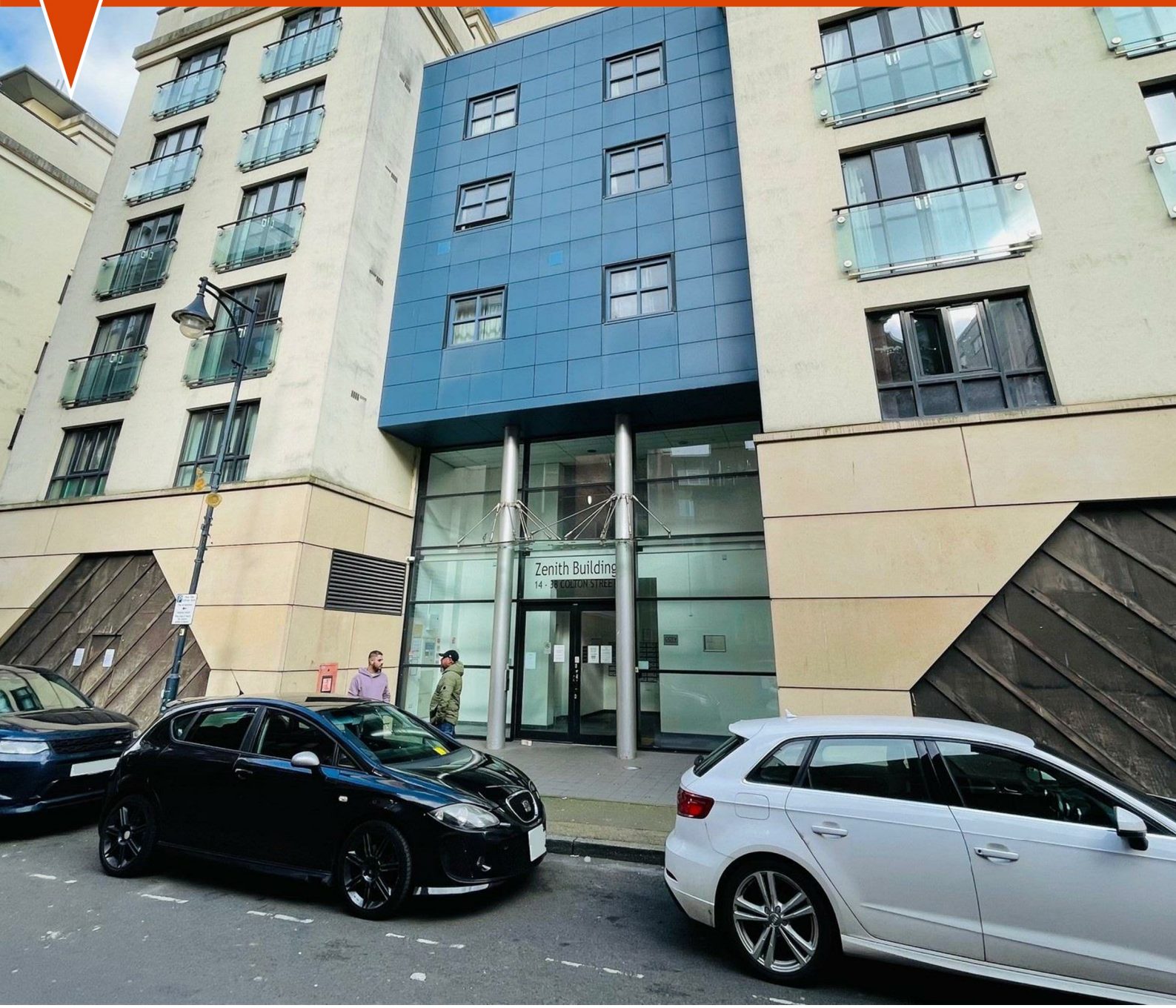
READINGS
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£1,100 PCM

Apartment 42 The Zenith Building 26 Colton Street, Leicester, Leicester, LE1 1QA

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This fabulous fourth floor unfurnished apartment lies in the City centre, close to an excellent range of amenities. Inside you'll find a spacious reception hall, light and airy lounge with dual aspect window and Juliet balcony, well appointed kitchen with built in oven, hob, washing machine and fridge freezer, 2 double bedrooms with built in wardrobes (master with en-suite shower room) and a bathroom/WC. As an added bonus there's a gated basement parking space. Viewing a must! Council tax band C. PLEASE BE AWARE THAT ZENITH BUILDING IS SUBJECT TO AN ONGOING PROGRAMME OF WORKS TO RECTIFY DEFECTIVE CLADDING FROM A FIRE SAFETY POINT OF VIEW IN ACCORDANCE WITH The Building Safety (Leaseholder Protections) (England) Regulations 2022. PROSPECTIVE TENANTS ARE ADVISED TO TAKE THIS INTO CONSIDERATION BEFORE MAKING A DECISION TO RENT THIS PROPERTY.

Reception Hall

Lounge
15'5" x 15'1" (4.7m x 4.6m)

Kitchen
10'2" x 6'10" (3.1m x 2.1m)
Well appointed with base and eye level units. Appliances to include oven, hob, extractor fan, fridge/freezer, dish washer and washing machine.

Bedroom 1
13'9" x 11'9" plus 5'10" x 3'3" (4.2m x 3.6m plus 1.8m x 1m)
With built in wardrobes.

En-Suite shower Room
With modern suite comprising shower cubicle, vanity wash hand basin and toilet.

Bedroom 2
17'8" max 15'8" min x 9'2" plus 10'2" x 3'7" (5.4m max 4.8m min x 2.8m plus 3.1m x 1.1m)
With built in wardrobes.

Bathroom/WC
With suite comprising panelled bath with mixer shower attachment, wash hand basin and toilet.

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.

IMPORTANT AGENT'S NOTE
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