



# READINGS

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**£950 PCM**

Flat 8 Stonesby Square 24a De Montfort Street, Leicester, LE1 7GB

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This stunning upper floor apartment lies in a terrific spot, just off New Walk, so is handy for the city centre, railway station, university and hospitals. The property via a security door with Videx door entry system into the communal entrance hall housing mailboxes, stairs and lift to all floors. The flat benefits from gas central heating, step inside and you'll find a reception hall, utility area with automatic washing machine, spacious lounge with Juliette balcony and terrific views, well appointed kitchen off with oven/grill, gas hob, extractor hood, dishwasher and fridge freezer. There's a spacious double bedroom with wardrobe and a modern bathroom/WC. There is an allocated parking space included. Internal inspection a must! Council tax band B

## Reception Hall

### Utility Cupboard

With automatic washing machine.

### Spacious Lounge

17'8" max 12'9" min x 14'1" (5.4m max 3.9m min x 4.3m)

With Juliette balcony and opening to:

### Well appointed Kitchen area

10'5" x 8'6" (3.2m x 2.6m)

With modern range of base and eye level units with soft close hinges, built in electric oven/grill, 4 ring gas hob, extractor hood, built in dishwasher and fridge freezer.

### Bedroom

16'4" x 9'10" (5m x 3m)

With built in wardrobe.

### Bathroom/WC

6'10" x 5'10" (2.1m x 1.8m)

With white suite comprising panelled bath with shower over, vanity wash hand basin and toilet with concealed cistern.

### Outside

Allocated parking space at the front of the building.

### 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.

