



READINGS

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£725 PCM

Flat A 20 Lutterworth Road, Blaby, Leicester, LE8 4DN

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This smart first floor flat lies in a great position in the heart of Blaby village. Close to excellent local amenities, it benefits from electric heating, a hallway, spacious open plan lounge/kitchen with extensive range of units and appliances. There's a bedroom with en-suite shower room/WC off. Viewing a must! Council tax band A. PLEASE NOTE THAT THIS LANDLORD WILL REQUIRE A GUARANTOR.

Communal Entrance Hall

With stairs rising to first floor.

Entrance Hall

Open Plan Lounge/Kitchen

16'8" x 14'9" (5.1m x 4.5m)

A light and airy room with dual aspect windows, well equipped kitchen with base and eye level units, built in oven, hob, extractor fan. Freestanding fridge/freezer and washing machine.

Bedroom

11'5" x 8'2" (3.5m x 2.5m)

With built-in wardrobe/storage cupboard.

En-Suite Shower Room/WC

With shower cubicle, toilet and wash hand basin.

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.

