



READINGS

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12 Featherstone Drive

Leicester, LE2 9RB

£850 Per Month



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A refurbished, well-proportioned two-bedroomed ground-floor maisonette. with a large living room, fitted kitchen, refurbished bathroom, and two double bedrooms. Electric heating system. Double-glazed throughout. On a bus route to the city, walking distance to Blaby, and close to the motorway networks. Gardens to the front and a shared garden to the rear. Garage. Viewing recommended. Council tax band A

Entrance Lobby

Composite door to the lobby and door to the lounge

Spacious Lounge

16'4" x 10'6" (4.99m x 3.22m)

Double glazed window to the front. electric radiator.

Fitted kitchen

9'2" x 7'10" (2.81m x 2.39m)

Double-glazed door and window to the rear. Fitted kitchen with base and wall-mounted units and a built-in electric ceramic hob and oven with cooker hood over. Plumbing for a washing machine and space for a fridge freezer.

Inner hall

Airing cupboard and further storage cupboard.

Bedroom 1

13'8" x 8'11" (4.18m x 2.72m)

Double glazed window to the front. Electric radiator.

Bedroom 2

10'0" x 9'2" (3.05m x 2.81m)

Double glazed window to the rear. Electric radiator.

Bathroom

Double glazed window to the rear. Panelled bath with a gravity shower and a glazed shower screen. Pedestal wash hand basin and low-level WC. Heated towel rail.

Outside

Garden to the front and a shared side access to a shared rear garden. Further shared vehicular and pedestrian access to the rear. There is a single garage. (Currently not water tight).





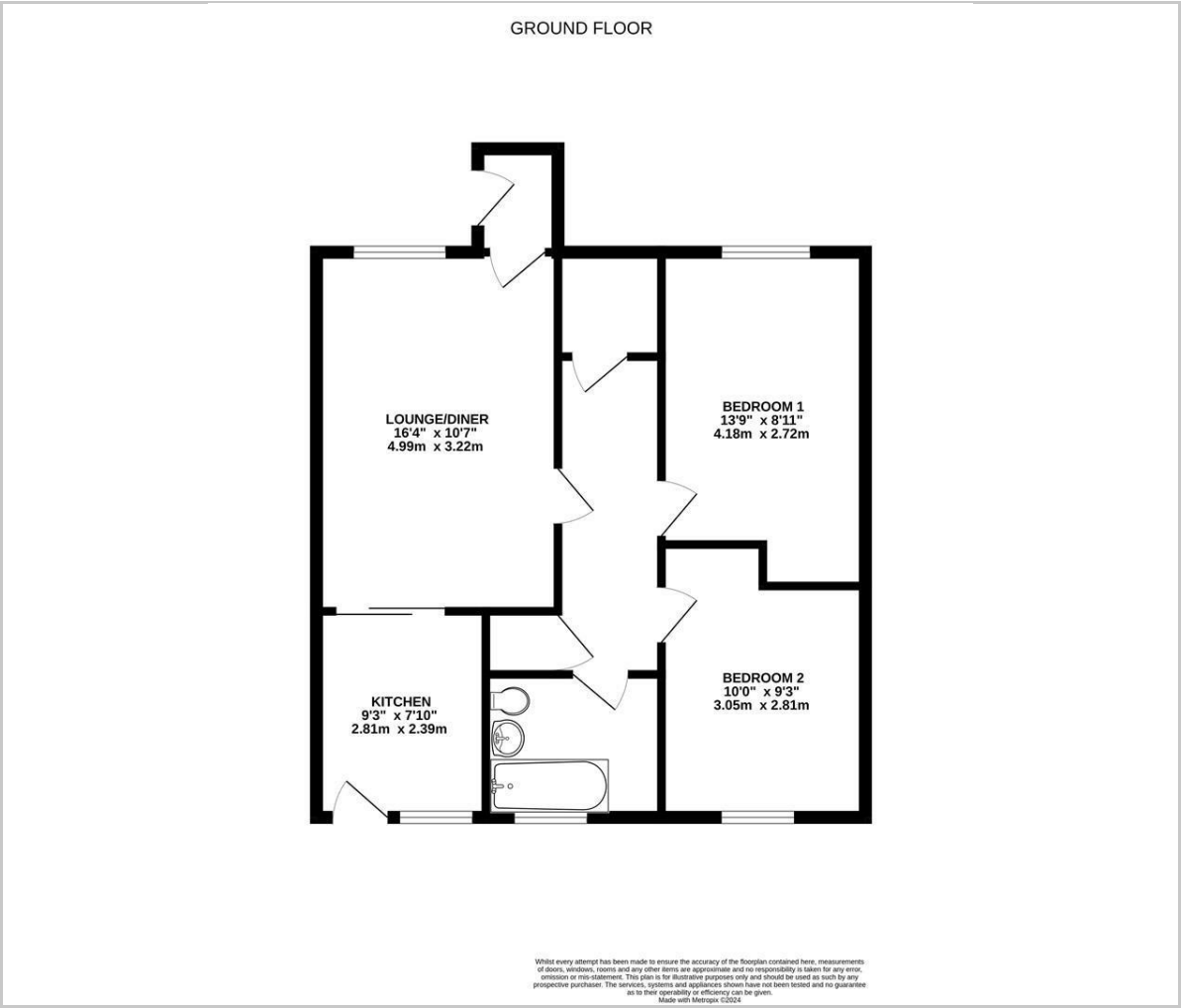
Agent's Note

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

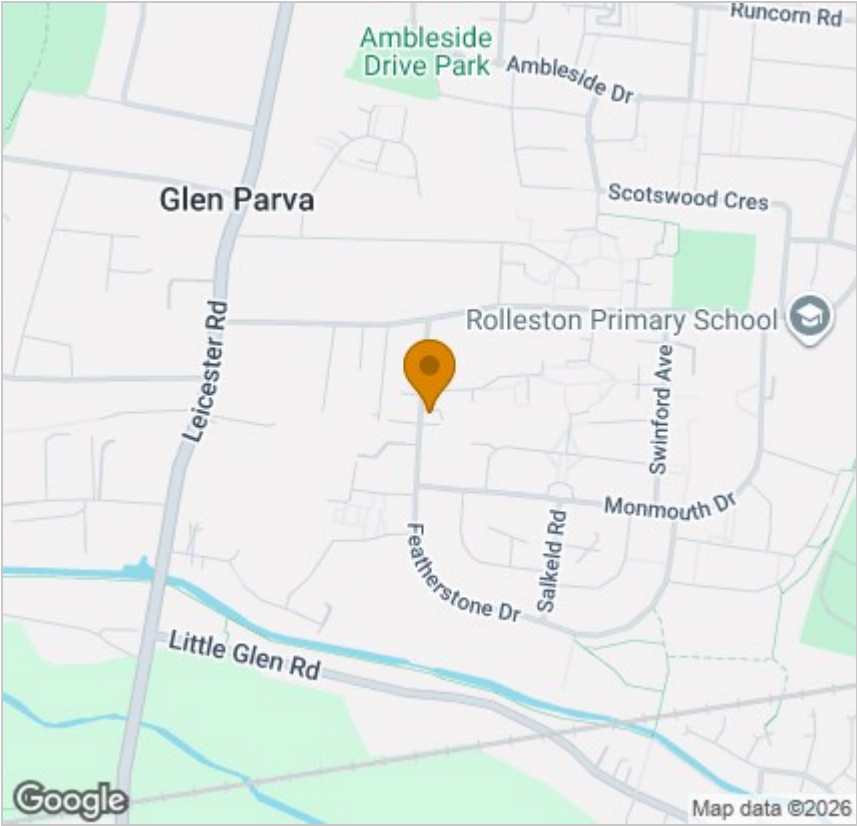
Floor Plan



Viewing

Please contact our Readings Lettings Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

