



READINGS

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£975 PCM

12a Strathern Road, Bradgate Heights, Leicester, LE3 9QA

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Wow! This light and airy ground floor apartment has just undergone a fantastic makeover, featuring a brand new kitchen, new bathroom vanity unit, new blinds, new lightshades and fresh decoration throughout. The property offers a welcoming entrance hallway which leads to two well-proportioned bedrooms, with built-in wardrobes to the master bedroom, a modern bathroom complete with a shower over the bath and a spacious lounge/diner with a Juliet balcony. The open plan, newly fitted kitchen includes a built in oven and hob, with space for your own washing machine and fridge freezer. Ideally situated close to Glenfield Hospital and just a short drive from the beautiful Bradgate Park, this property offers both convenience and a great location. Further benefits include electric heating, double glazing, well-maintained communal gardens and one allocated parking space. Please note that the provided parking permit must be displayed when using the car park. Viewing is a must! Council tax band B

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.

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.

Entrance Hallway

With security entry phone and communicating doors off.

Bathroom

With modern suite comprising panelled bath with shower over, low flush WC and wash hand basin.

Bedroom 1

9'8" to wardrobes x 9'3" (2.97m to wardrobes x 2.83m)

Bedroom 2

10'4" x 7'2" (3.15m x 2.2m)

Lounge/Diner

21'7" x 9'8" (6.6m x 2.95m)

With patio doors to small balcony, window to front elevation

Kitchen

9'8" x 6'6" (2.95m x 2m)

