



READINGS

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£1,200 PCM

423 London Road, Stoneygate, Leicester, Leicestershire, LE2 3JU

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Wow! This is a huge unfurnished ground floor flat with gas central heating and double glazing. Lying in a fabulous Stoneygate location, close to the city centre and a few minutes drive from Oadby. Benefits include a brand new fitted kitchen with an integrated oven, electric hob and extractor hood, large entrance hallway with storage cupboards, a modern bathroom with a bath and separate shower cubicle. There are three double bedrooms with views of the rear gardens, two with built in wardrobes. The property has just been freshly decorated throughout. Outside there are front and rear communal gardens and a car park on a first come first serve basis. Plenty of on street parking also available. Viewing is a must! Council tax band B

Entrance Hallway

Inner Hallway

Lounge

14'1" x 13'1" (4.3m x 4m)

Kitchen

12'9" x 8'6" max (3.9m x 2.6m max)

Newly fitted with extensive range of base and eye level units, built in oven, hob and extractor hood and dishwasher..

Bedroom 1

14'1" max x 13'1" max (4.3m max x 4m max)

With built in wardrobes.

Bedroom 2

14'1" x 10'9" (4.3m x 3.3m)

With built in wardrobes.

Bedroom 3

12'5" x 11'1" (3.8m x 3.4m)

Bathroom

11'1" x 6'6" (3.4m x 2m)

With 4 piece suite comprising panelled bath, separate shower cubicle, vanity wash hand basin and toilet.

Outside

Communal gardens and parking.

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

