



# READINGS

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£695 PCM

FFF 725 Aylestone Road, Aylestone, Leicester, LE2 8TG

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A one bedroom first floor flat in the popular area of Aylestone, Leicester. The property benefits from double glazing and gas central heating and comprises of: Lounge, kitchen with integrated oven and hob, bedroom with built in wardrobe and bathroom with shower over the bath. The flat also comes with a garden space. The flat is situated above a barbershop. Viewing is a must! Please note there is a £80 per month charge for the gas bill. PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE TENANT MOVED IN SO MAY DIFFER. Council tax band A

## Lounge

16'8 x 12'4 (5.08m x 3.76m)

## Kitchen

10'10 x 5'10 (3.30m x 1.78m)

With built in oven and hob, base and eye level units.

## Bedroom

13' x 9'6 (3.96m x 2.90m)

## Bathroom

With panelled bath with shower over, wash hand basin and toilet.

## Garden

Accessed from Church Street.

## 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.

