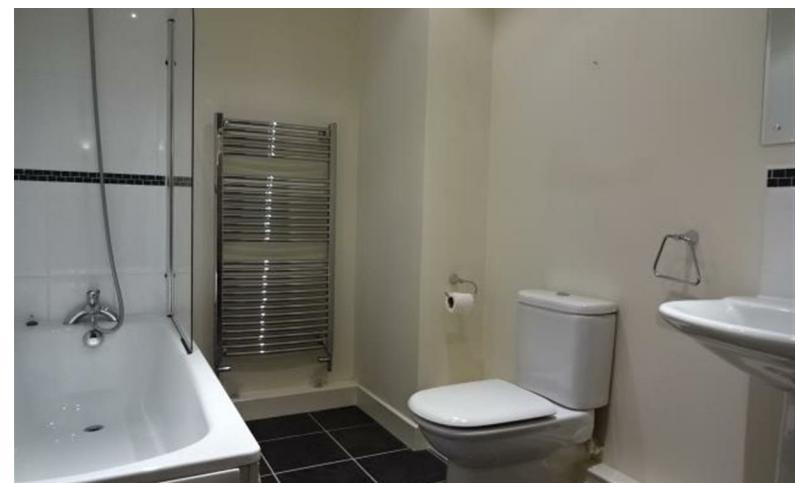
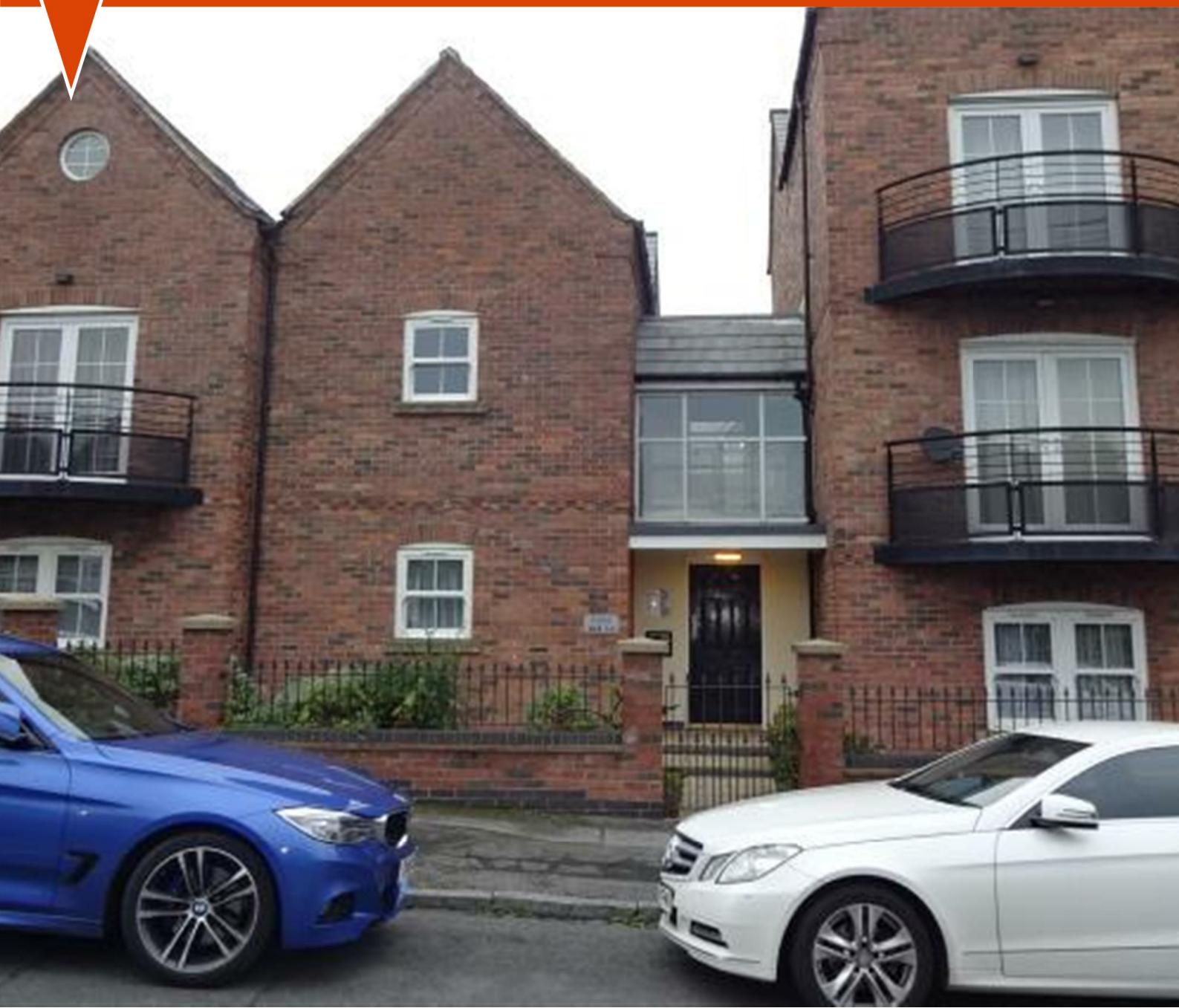




# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



**£750 PCM**

Apt 1 The Fosse Building 1a Tetuan Road, Leicester, LE3 9SG

# Apt 1 The Fosse Building 1a Tetuan Road, Leicester, LE3 9SG

What a super property! This swish ground floor apartment lies in a popular spot, on the corner of Tetuan Road and Fosse Road North. Inside you'll find a reception hall, inner hall, spacious lounge opening to a well equipped kitchen with range of appliances. There are 2 double bedrooms with en-suite shower room to the master and a modern bathroom/WC. Outside there are communal gardens and an allocated parking space. Handy for the city and a short drive away from Glenfield Hospital. Viewing an absolute 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

### Lounge

13'5" x 13'5" (4.1m x 4.1m)

### Kitchen

14'9" x 8'10" (4.5m x 2.7m)

With modern wall and floor mounted cupboards, built-in electric oven and hob, extractor fan, upright fridge freezer.

### Bathroom

With modern white suite comprising panelled bath with shower over, wash hand basin and toilet.

### Bedroom 1

13'1" x 12'5" m max (4m x 3.8 m max)

With floor-to-ceiling built-in wardrobes, door to

### Ensuite

With built-in shower cubicle, wash hand basin and toilet.

### Bedroom 2

14'9" x 7'6" m (4.5m x 2.3 m)

### Outside

Communal hard landscaped gardens and allocated parking space.

