



# READINGS

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£850 PCM

GFF 336 Victoria Park Road, Leicester, Leicestershire, LE2 1XF

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Wow! A fabulous ground floor apartment with a private garden. Situated in a great spot, close to Leicester University and Queens Road for local amenities. The spacious accommodation comprises of a front lounge, inner hallway, double bedroom, modern bathroom and spacious kitchen/diner with built in oven and electric hob. It benefits from double glazing and gas central heating. Viewing is a must! No parking included. Council tax band A **\*\*PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER\*\***

## Communal Reception Hall

Shared with the First Floor Flat

## Entrance Hall

## Lounge

13'9" max x 14'1" max (4.2 max x 4.3 max)

## Kitchen/Diner

15'9" x 9'10" (4.8 x 3)

With range of cupboards and work surfaces, built in oven and hob.

## Bedroom

11'10" max x 10'10" max (3.6 max x 3.3 max)

## Bathroom/WC

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

## Outside

Pleasant gravelled and paved rear garden.

## 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.

## Property information questions

Tenure:

Local Authority: Leicester City Council

Council Tax Band: A

Type of Construction: Traditional solid brick.

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: High Risk Surface Water Low risk rivers/sea.

Annual Estate Management Charge If Applicable: N/A

