



READINGS

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£895 PCM

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

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What a beauty! This modern ground floor flat is in a great spot, close to Glenfield Hospital, yet a short drive away from stunning Bradgate Park. Offering light, airy and tidy accommodation, it has the benefit of electric heating & double glazing, hall, spacious lounge with Juliet balcony, modern kitchen with built in oven and hob (please note there is no washing machine or fridge freezer included). 2 bedrooms with built in wardrobes to the master and a bathroom with shower over the bath. Outside there are communal gardens and an allocated parking space. Viewing is a must! Council tax band B **PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER**

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)

