READINGS
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£710 PCM

15b High Street, Syston, Leicester, Leicestershire, LE7 1GP

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A one bed first floor split level apartment in the heart of Syston. The property benefits from gas central heating and double glazed windows and comprises of: Entrance hall, fitted kitchen with integrated oven, hob. Lounge, shower room and W/C, on the second floor is a double bedroom and a really useful store room. Outside you'll find a large patio area. Viewing highly recommended! Council tax band A
PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER

Reception Hall

Lounge
13'1" x 11'5" (4m x 3.5m)

Kitchen
8'10" x 8'2" (2.7m x 2.5m)
Modern base and eye level units, work surfaces, built-in double oven/grill and 4 ring ceramic hob and extractor fan.

Toilet
Housing dual flush WC.

Shower Room
With built in shower cubicle and wash hand basin.

Second Floor Bedroom
13'1" x 11'5" (4m x 3.5m)

Outside
Roof terrace and post box.

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.

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.

