



READINGS

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£600 PCM

9 Brentwood Road, Leicester, LE2 6AD

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Here we have an unfurnished ground floor 1 bedroom flat. The property consists of a living room as you enter the front door, then a double bedroom, through to a modern kitchen with built in oven and gas hob and then the bathroom with electric shower over the bath. The property benefits from gas central heating and double glazing. Please be aware there is no fridge or washing machine included. Located off of Welford Road with good links to the City Centre and local amenities. On street parking - Parking permit required from Leicester City Council between 9:30am-10:30am. Council tax band A

Bedroom

12'6" x 10'10" max (3.8 x 3.3 max)

Lounge

12'6" x 10'10" max (3.8 x 3.3 max)

Kitchen

9'6" x 5'11" (2.9 x 1.8)

Modern base and eye level storage cupboards, built-in oven, hob and extractor hood, freestanding fridge.

Bathroom/WC

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

Outside

Communal paved rear gardens.

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.

Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details
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 your application with the landlord. If they are happy, we will book a physical viewing at the property
4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing
5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before
6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)
7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

