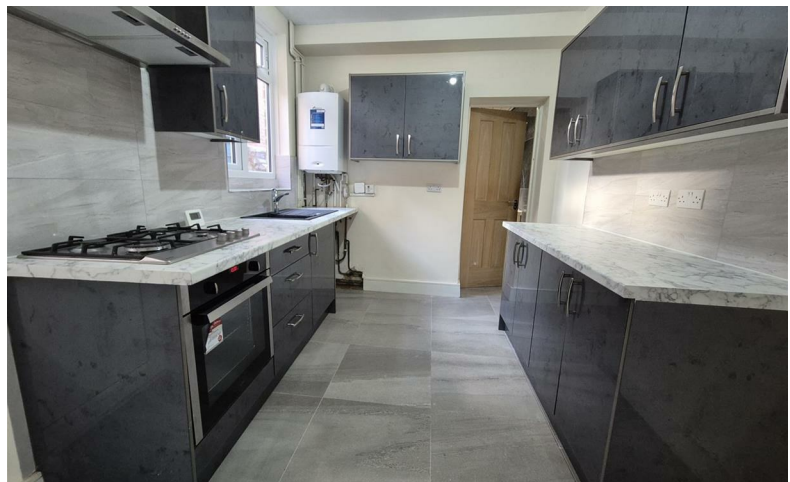


# READINGS

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



## £1,200 PCM

213 Mere Road, Leicester, LE5 5GR



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Wow-this property is bound to get loads of interest! It's a spacious mid-terraced property situated on Mere Road within walking distance to some great local shops, schools and the Mosque. It benefits from gas central heating and double glazing and inside you'll find a hallway, 2 reception rooms a smart kitchen and bathroom. Upstairs there are 3 bedrooms and a toilet with wash hand basin. There's a small paved rear garden. Viewing a must! Council tax band A

### Reception Hall

#### Front Reception Room

14'1" max x 11'8" max (4.3m max x 3.56m max)

#### Rear Reception Room

12'1" max a 11'5" (3.7m max a 3.5m)

#### Kitchen

12'1" x 8'6" (3.7m x 2.6m)

#### Bathroom/WC

7'2" x 5'10" (2.2m x 1.8m)

### First Floor Landing

#### Bedroom 1 Front

15'5" max x 11'5" (4.7m max x 3.5m)

#### Bedroom 2 Rear

11'5" x 9'10" (3.5m x 3m)

#### Bedroom 3 Rear

8'6" x 7'6" (2.6m x 2.3m)

### Toilet

### Outside

Paved front fore area and paved rear garden.

### 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

### Agent's Note

CONSUMER PROTECTION LEGISLATION - These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our 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.

