



# READINGS

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## £895 PCM

Apt 2 Lakeview Court, 4 Lakeview Chase, Hamilton, Leicester, LE5 1QP

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A modern spacious two bedroom ground floor apartment located in the popular modern development of Hamilton. The property is offered for let in excellent decorative order. This two bedroom ground floor apartment in brief comprises: communal entrance hall, private entrance, spacious lounge, dining kitchen, two good sized bedrooms and a bathroom with four piece suite. The property has an allocated parking space along with visitors' parking. PLEASE NOTE THE CURRENT MARKETING PICTURES ARE FROM 2019 SO SOME ELEMENTS OF THE PROPERTY MAY LOOK SLIGHTLY DIFFERENT. Council tax band B

### Entrance Hall

With a door to the side, intercom with monitor and security alarm, electric heater, airing cupboard.

### Lounge

17'3" x 10'2" (5.26m x 3.12m)

A spacious lounge with two UPVC double glazed windows to the rear, electric heater.

### Kitchen

12'4" x 10'0" (3.78m x 3.07m)

With UPVC double glazed window to the front, ample rolled edge work surfaces, a good range of both base and wall mounted units, one and a half stainless steel sink and drainer, electric oven with hob and extractor over, plumbing for automatic washing machine.

### Bedroom 1

13'1" x 9'1" (3.99m x 2.79m)

A good sized bedroom with UPVC double glazed window to the front, electric heater, built-in wardrobes.

### Bedroom 2

9'1" x 8'9" (2.79m x 2.69m)

With UPVC double glazed window to the rear, radiator, built-in wardrobe.

### Bathroom/WC

Having four piece white suite comprising panelled bath, separate shower cubicle, low level WC, pedestal wash hand basin, tiling to dado level, stylish heated towel rail, electric fan heater.

### Outside

There is an allocated car parking space and visitor spaces.

### 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.

