



READINGS

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£1,250 PCM

13 White Friars, Leicester, LE1 5NF

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Wow! This modern, spacious home has a clean, contemporary look inside and out, yet lies in a conservation area in the heart of the City. It's situated in the historical quarter, close to the last resting place of King Richard III. It overlooks a gated courtyard setting and benefits from gas central heating and double glazing. Inside you'll find a hallway, spacious lounge, well appointed kitchen diner with appliances and a cloakroom/WC. There are 3 bedrooms (2 double and 1 single), an en-suite shower room and a main bathroom. Outside there's an enclosed rear garden. This home is sure to appeal to professional persons working locally, who want access to all that the City centre has to offer. Viewing a must! No parking included. Council tax band B

Entrance Hall

Cloaks/WC

Lounge with archway to

11'9" x 12'9" (3.60 x 3.90)

Kitchen/Diner

21'10" max x 12'0" (6.67 max x 3.66)

First Floor landing

Master Bedroom

11'9" x 12'8" max (3.59 x 3.87 max)

Ensuite

Bedroom Two

11'0" x 9'8" (3.37 x 2.97)

Bedroom Three

10'4" x 6'1" (3.15 x 1.87)

Family Bathroom

Outside

Enclosed low maintenance stoned rear garden. The property benefits a rare city centre parking space.

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.

