



# READINGS

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**£795 PCM**

16a High Street, Syston, Leicester, Leicestershire, LE7 1GP

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Wow-what a spacious flat! Lying right in the centre of Syston (sorry-no parking included), this lovely first floor apartment is definitely worth viewing. There's a large galleried landing, 2 large double bedrooms, a roomy lounge, kitchen/diner and bathroom. It's handy for all the great amenities in Syston village centre and nearby road and rail links. Gas central heating and single glazed windows. It is situated above a retail unit and is close to a Royal Mail sorting office with associated noise. Viewing a must! Council Tax Band A

## Ground Floor Hall

With stairs rising to first floor.

## First Floor Galleried Landing

### Lounge

12'9" x 12'1" max (3.9m x 3.7m max)

With window to front elevation.

### Kitchen/Diner

12'9" x 11'9" (3.9m x 3.6m)

With storage cupboards and sink. You will also have use of the electric cooker and washer/dryer for the rest of their working life.

### Bedroom 1 Rear

15'1" x 11'9" (4.6m x 3.6m)

### Bedroom 2 Rear

15'1" x 11'9" (4.6m x 3.6m)

### Bathroom/WC

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

### 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.

### Property information questions

Tenure: Leasehold

Local Authority: Charnwood Borough

Council Tax Band: A

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Not aware of any risk

Annual Estate Management Charge If Applicable:

### 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

