



READINGS

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£725 PCM

7a Knighton Church Road, Leicester, Leicestershire, LE2 3JG

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This first-floor maisonette lies in a very convenient location with good access to the City Centre and Oadby. Occupies one of the city's premier addresses. The well-proportioned accommodation has a modern kitchen & bathroom. Inside, there's a ground floor entrance hall with stairs rising to first-floor landing, inner hallway, generously sized lounge, kitchen with built in electric oven and hob, 2 double bedrooms, bathroom & separate WC. To the outside, there are maintained communal gardens & a communal car park on a first come first serve basis. Council tax band B

Ground Floor Reception Lobby

Stairs rising to:

First Floor Landing

With windows to front and rear elevations.

Lounge

16'1 into bay x 12'6 ma (4.90m into bay x 3.81m ma)

A light and airy room, to the front of the property.

Kitchen

10' x 9'4 (3.05m x 2.84m)

Modern base and eye level units, roll edged work surfaces, built in oven/grill, gas hob and extractor hood.

Bedroom 1 Front

14' x 12'10 (4.27m x 3.91m)

Bedroom 2 Rear

13'6 x 8'7 (4.11m x 2.62m)

Bathroom

Panelled bath with shower over, wash hand basin.

Separate WC

Low flush WC suite.

Outside

Communal parking and 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

