



READINGS

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£950 PCM

228 Avenue Road Extension, Clarendon Park, Leicester, LE2 3EL

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Nestled in the charming area of Clarendon Park, Leicester, this delightful two-bedroom house at 228 Avenue Road Extension offers a perfect blend of modern living and comfort. Recently refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal home for individuals or small families.

As you step inside, you will be greeted by bright, light interior featuring new carpets and tasteful decor throughout. There are 2 pleasant reception rooms and a newly fitted kitchen, which is equipped with contemporary units and ample storage space, perfect for those who enjoy cooking and entertaining. The kitchen has a new built-in oven, hob and extractor hood.

The property also includes a newly fitted bathroom, designed with modern fixtures and a stylish finish, ensuring a relaxing space for your daily routines. Both bedrooms are generously sized, providing comfortable retreats for rest and relaxation.

Front Reception Room

12'1" x 10'9" max (3.7m x 3.3m max)

Rear Reception Room

12'5" x 10'9" max (3.8m x 3.3m max)

Kitchen

12'5" x 5'10" (3.8m x 1.8m)

Newly fitted with modern range of base and eye level units, work surfaces, single drainer sink unit and built in electric oven/grill, 4 ring hob and extractor hood.

First Floor Landing

Bedroom 1 Front

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

Bedroom 2 Rear

12'9" max x 9'2" (3.9m max x 2.8m)

Bathroom/WC

12'5" x 7'2" (3.8m x 2.2m)

With newly fitted suite comprising panelled bath with shower over, wash hand basin and toilet.

Outside

Paved and lawned rear garden with brick outbuilding.

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 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.

