



READINGS

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£895 Per Calendar Month

Flat 6 Devonshire Court Howdon Road, Oadby, Leicester, Leicestershire, LE2 5WQ

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A spacious first floor apartment in a really popular area! It lies in the grounds of a nursing home and is strictly for over 55's! Step inside and you'll find a reception hall, spacious through lounge, fitted kitchen, double bedroom, shower room and toilet. Outside there are communal gardens and communal parking. The property has gas central heating and double glazing. Oh, as an added bonus, gas and electricity bills are included in the rent! viewing a must!

Reception Hall

Lounge

21'3" x 10'9" (6.5m x 3.3m)

With windows to front and rear elevations, doors to kitchen and hall.

Kitchen

9'2" max 6'10" min x 9'10" (2.8m max 2.1m min x 3m)

With base and eye level units, work surfaces, built-in electric oven/grill, 4 ring electric hob, extractor hood, freestanding fridge freezer and washing machine.

Bedroom

11'5" min to wardrobes 15'8" max x 9'10" (3.5m min to wardrobes 4.8m max x 3m)

Shower Room

8'6" x 7'2" (2.6m x 2.2m)

With walk-in double shower cubicle and wash hand basin.

Toilet

With dual flush WC.

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:

Local Authority:

Council Tax Band:

Type of Construction:

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:

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

