



- 2 Bedroom Apartment
- Fitted Kitchen
- Allocated Parking Space
- Closed to the City Centre
- Secure Access
- Unfurnished

A well designed and presented first floor modern apartment with two double bedrooms, open plan lounge/diner/fitted kitchen and a family bathroom. The property is secured with access through a remote gate into a courtyard with an allocated parking space. The apartment is accessed through a coded door leading up to this first-floor apartment. This property is located in Leicester, close to the city centre on Lansdowne Road with an abundance of amenities nearby. The apartment could be an ideal home for a professional couple or individual. The Landlord would consider selling the property to any new sitting tenant in the future. Ideal trial and buy.

From the front door, entering the apartment;

Entrance Hall

with a storage cupboard, light fittings and a corridor leading to all the accommodation. Newly fitted carpet.

Lounge/Diner/Kitchen (6.75m x 3.62m)

Fitted base and wall cabinets with work tops, sink and drainer with mixer taps, new integral oven and hob, fitted radiator and light fittings and floor tiles. Space for dining table and chairs. The Lounge window overlooks the front elevation. Radiator, ceiling lights and newly fitted carpet.

Family Bathroom

Fitted hand wash basin, WC and panelled bath with fitted shower, towel radiator and light fitting.

Bedroom One (4.2m x 2.6m)

This double room is fitted with a radiator, light fitting and a window overlooking the rear courtyard. Newly fitted carpet.

Bedroom Two (4.16m x 2.6m)

This double room has a window overlooking the front elevation, radiator and light fitting. Newly fitted carpet.

Externally there is a communal courtyard to the rear with an allocated parking space.

Viewing Arrangements:

Please contact our office to arrange a viewing.

Photographs:

You should not assume items that are depicted in the photographs are included in the letting of the property.

Money Laundering, Right to Rent and Referencing:

Where an offer is accepted, the prospective tenant(s) will be required to confirm their identity and the right to rent by law. We will need to see your driving licence or passport along with recent utility bills to confirm your residence. You will also be subject to reference checks and the landlord's approval and a contract.

General:

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential tenants must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Tenant Selection:

Selection is not on a first come, first served basis. The Landlord will decide which tenant(s) they choose when letting the property. If you have any questions relating to the selection criteria, it remains your responsibility to pursue enquiries with us and satisfy yourself of all salient points.

Affordability:

You will need to earn a gross annual income equal to or greater than 2.5 times the annual rent amount. If this criterion is not met a guarantor may be required. In this instance an additional fee of £60 inc VAT, per guarantor, will be incurred by you. All tenant(s) and guarantors' will be required to sign the tenancy agreement prior to the commencement of the tenancy. Applications may be rejected legally by the landlord or if our criteria is not met.

Rent and Deposit:

Should applicants be accepted for the tenancy, initial rent and a deposit is payable up front, in cleared funds and only via a BACS bank transfer to our account. This will be due before the commencement of the tenancy. Deposits will be held in a government approved Deposit Protection Scheme. All subsequent rent is payable by Standing Order in accordance with the Tenancy Agreement.

These particulars do not constitute any part of an offer or contract and should not be relied upon as statements or representations or fact. Intending purchasers must satisfy themselves of the accuracy of all information and the condition/function of all appliances, fixtures, fittings and installations.

Price: £550 per month

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