READINGS
www.readingspropertygroup.com







£725 PCM

11 Pickering Close, Leicester, Leicestershire, LE4 6ER

11 Pickering Close, Leicester, Leicestershire, LE4 6ER

This ground floor flat is located in a cul-de-sac location with free on street parking. Walk inside the entrance hallway, through to a spacious lounge with a modern open plan kitchen which comes with an electric cooker and a washing machine, there's a double bedroom with built in wardrobes and a bathroom with shower over the bath. The property benefits from electric heating and double glazing. Lying in a popular spot, just off Catherine Street on the North Eastern fringes of the city, it's handy for all the amenities on Melton Road and in Belgrave. Viewing is a must! Council tax band A

Entrance Hallway

Bedroom
7'9" x 7'10" max (2.38 x 2.41 max)
With built in wardrobes and bedside tables

Lounge
8'5" x 14'10" max (2.59 x 4.54 max)

Kitchen
7'1" x 5'9" max (2.18 x 1.76 max)
With built in oven and hob

Bathroom
6'8" x 5'6" max (2.04 x 1.69 max)

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

