



**126 St Leonards Road
Clarendon Park
LE2 1WS**



£725 Per calendar month

Putting great property on the map

126 St Leonards Road, Clarendon Park, LE2 1WS

Property Description

A super end-terraced home in this ever sought after area. Lying with easy reach of a wealth of facilities on Queen's Road, this super terraced home offers light and airy accommodation, with a fresh, neutral finish. Inside you'll find 2 reception rooms, a compact but well appointed kitchen, rear lobby and bathroom on the ground floor. Upstairs there are 2 bedrooms and a third bedroom/dressing room (whichever you prefer!) A courtyard garden completes the accommodation, all of which has the benefit of gas central heating and double glazing. Video link: <https://youtu.be/rUMkaJhi4q0>

Front Reception Room 3.4m x 3.4m (11'2" x 11'2")

Rear reception Room 3.6m x 3.5m (11'10" x 11'6")

Kitchen 2.9m x 1.8m (9'6" x 5'11")

Well appointed with built in oven, hob, extractor hood and free standing washing machine and fridge freezer. Range of modern built in cupboards and work surfaces.

Rear Lobby

Bathroom/WC

With modern white suite comprising panelled bath with shower over, wash hand basin and toilet.

First Floor Landing

Bedroom 1 Front 3.4m x 3.4m (11'2" x 11'2")

Bedroom 2 Rear 3.6m x 2.4m (11'10" x 7'10")

Bedroom 3/Dressing Room 2.7m x 1.8m (8'10" x 5'11")

Outside

Pleasant fore garden overlooking a pedestrianised space. Paved rear garden.

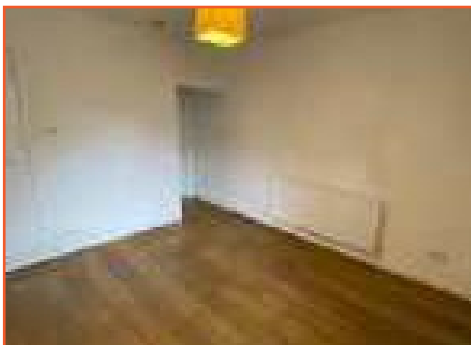
Application Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.
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 the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.
4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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