



**103 Wolverton Road
West End
LE3 2AJ**



£550 Per calendar month

Putting great property on the map

103 Wolverton Road, West End, LE3 2AJ

Directions

Follow the Narborough Road away from Leicester for some distance, past the main shopping area and under the railway bridge. Turn left into Wolverton Road. Number 103 is some way up, on the right hand side. and is easily recognised by our striking "To Let" board.

Front Reception Room 12' x 11' max (3.66m x 3.35m max)

Rear Reception Room 12' x 11 (3.66m x 3.05m)

Newly Fitted Kitchen 13' x 6' (3.96m x 1.83m)

With modern base and eye level storage units, single drainer sink unit inset to work surface

First Floor Landing

Bedroom 1 Front 12' x 10' 10 (3.66m x 3.05m 0.25m)

With built-in wardrobes and box bay window.

Bedroom 2 Rear 12' x 10' (3.66m x 3.05m)

Built-in storage cupboard.

Newly Fitted Bathroom/WC 13' x 6' (3.96m x 1.83m)

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

Outside

Paved rear garden with outbuildings.

Application Procedure

1.Return the completed application form(s) to us with the relevant fee:

i)Single Application- £220 inc VAT

ii)Joint Application - £280 inc VAT

iii)Guarantor- or Additional Person Application Fee+ £70 inc VAT

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. Please note that once the application has been submitted to the referencing company all fees are non-refundable.

4. On the day that you move into the property a sign up fee of £60 inc VAT will be applicable and will need to be paid on the first day of your tenancy along with your first months rent and deposit

Agent's Note

THE PROPERTY MISDESCRIPTION ACT 1991 - These sales details have been written to conform to the Property Misdescriptions Act 1991. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. MEASUREMENTS - All 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	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
44	89
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
41	91
England & Wales	
EU Directive 2002/91/EC	



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