



Park Rise,
Leicester, Leicestershire, LE3 6SH
£725 PCM



Available to rent from the 1st April, this disabled friendly three bedroom semi detached home occupies a set back position with lawned front and rear gardens. The gas centrally heated and double glazed accommodation includes an entrance hall, downstairs WC, kitchen and full length lounge diner with lift to first floor, with three bedrooms and wet room on the first floor. Conveniently positioned for easy access to the motorway network, Fosse Park Shopping and access into the City Centre and therefore an immediate viewing comes highly recommend to avoid disappointment. EPC C.

If you have a house to rent then we would love to provide you with a free no obligation valuation.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the first exit onto New Parks Road. At the next roundabout, take the third exit onto Park Rise where the property can be found.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact Zak, Tom or Tabitha on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk

How To Apply?

Prospective renters will be asked to visit our office and provide us with photo I.D. (e.g. Passport), proof of address (e.g. Current utility bill, driving license, bank statement etc) and proof of income (3 wage slips dating back to the last 3 months). You will also need to pay an application & admin fee (£210 inc VAT for one adult / £300 inc VAT for two adults / £360 inc VAT for three adults / £60 inc VAT for guarantor). If a guarantor is required, they must also provide us with photo ID, proof of address and proof of income. We ask for your cooperation in this matter as this information will be required before applications can be submitted to you.

Please be as honest as possible when applying for a rental property. For example, if you believe that you have bad credit, then please let us know as it will only show up on your credit check!

We will always discuss your situation with the landlord for their approval before applications are submitted to you. If they are happy, we will submit the applications to you via email. Please note that once the application has been submitted, all fees are non-refundable.

Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000).

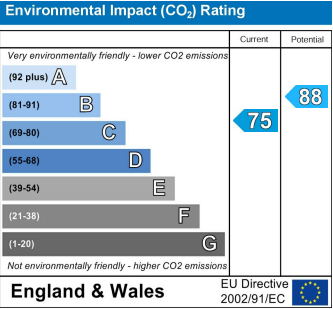
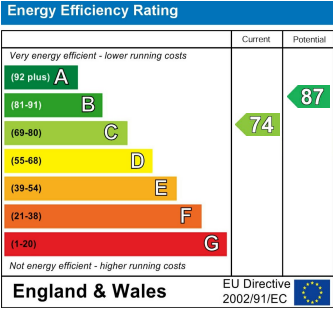
Money Laundering

In line with current money laundering regulations, prospective tenants will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a tenancy can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an agreement. Intending renters should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Thinking Of Renting Your Home?



t: 01163665666 e: lfe@newtonfallowell.co.uk
www.newtonfallowell.co.uk