



**7 Home Avenue  
Thorpe Astley  
LE3 3UR**



**£850 Per calendar month**

*Putting great property on the map*

# 7 Home Avenue, Thorpe Astley, LE3 3UR

## Reception Hall

With courtesy door to garage.

## Cloaks/WC

With toilet and wash hand basin.

## Bedroom 3 Rear 9'3 x 8' (2.82m x 2.44m)

## First Floor Landing

With arched window to front elevation creating a super light and airy feel.

## Lounge/Diner 19'9 x 11'5 max 8'3 min (6.02m x 3.48m max 2.51m min)

With french doors and Juliette balcony for all you budding Shakespeare fans!

## Kitchen 9'3 x 8'11 (2.82m x 2.72m)

With modern base and eye level units, built in oven, hob and extractor hood

## Second floor landing

## Bedroom 1 Front 10'10 x 10'4 max (3.30m x 3.15m max)

With built in wardrobes

## En-suite shower room

With shower cubicle and wash hand basin.

## Bedroom 2 Rear 10' x 9'2 (3.05m x 2.79m)

## Bathroom/WC

With modern suite comprising bath with shower over, wash hand basin and WC.

## Outside

There's a small front garden, adjacent driveway and a large integral garage (internal dimensions of 20' x 7'9, with courtesy door to pleasant landscaped rear garden.

## Application Procedure and fees

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 dont!

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.

## 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		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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# READINGS