

**APPLICANT STATUS**

Applicants must be in permanent full time employment. We do not accept Housing Benefit claimants or Students.

FEES

A non-returnable credit search charge of £50.00 per person is required with any application. The ingoing tenant(s) will be liable for an Agreement fee of £100.00 at the commencement of the tenancy.

COUNCIL TAX

Band A (Leicester City Council)

ENERGY RATING 53 – (BAND E)**VIEWING**

Strictly by arrangement with Jarroms – (0116) 2221999.

GENERAL DESCRIPTION AND LOCATION

Mid terraced house situated close to Braunstone Gate and within easy walking distance of the City centre and the Leicester Royal Infirmary. The property has gas central heating.

ACCOMMODATION

Living Room 1 – 11'6" x 11' (3.5m x 3.35m)

Laminate flooring.

Living Room 2 – 11'6" x 11' (3.5m x 3.35m)

Laminate flooring, stripped pine doors.

Kitchen – 9' x 6'1" (2.74m x 1.85m)

Fitted base and wall units, built-in hob and oven, fridge, freezer, laminate flooring.

Bedroom 1 – 12'10" x 11' (3.91m x 3.35m)

Stripped pine door.

Bedroom 2 – 11'2" x 9'8" (3.4m x 2.95m)

Built-in cupboard.

Bathroom – 8'9" x 6' (2.67m x 1.83m)

White suite comprising bath with shower over, pedestal wash hand basin and low flush w.c.

Outside

Rear yard overlooking the river.

TERM

12 month Assured Shorthold Tenancy.

RENT

£540 per calendar month exclusive

DEPOSIT

£640 to be held for the duration of the tenancy

