

**9a BELGRAVE BOULEVARD, LEICESTER,
LE4 2JD**

£425 pcm exc.



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 42 – (BAND E)

VIEWING

Strictly by arrangement with Jarroms – (0116) 2221999.

GENERAL DESCRIPTION AND LOCATION

First floor flat over a parade of shops located to the north-west of the city being off Red Hill Way close to the Red Hill Roundabout. The flat has electric heating and is accessed from the rear of the property with a tiled entrance hallway leading to the accommodation.

ACCOMMODATION

Lounge 10' x 15' (3.05m x 4.57m) into alcoves.

Kitchen 6'9" x 5'9" (2.06m x 1.75m)

Fitted kitchen with range of base and wall units, built-in hob and oven with plumbing for washing machine and space for tall freestanding fridge/freezer. Vinyl flooring.

Bedroom 11'11" x 10' (3.63m x 3.05m) into alcoves.

Electric heater.

Bathroom – 5'9" x 5'4" (1.75m x 1.63m)

White suite comprising bath with electric shower over with glass screen, pedestal wash hand basin and low flush w.c. Electric towel rail, vinyl flooring.

Landing 3' x 10' (0.91m x 3.05m)

Carpet to stairs and landing with all the above rooms leading off.

Outside

Parking is available to the rear of the property.

TERM

12 month Assured Shorthold Tenancy.

RENT

£425 per calendar month exclusive

DEPOSIT

£525 to be held for the duration of the tenancy

APPLICANT STATUS

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



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 offer or contract. Intending tenants 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.