

**FIRST FLOOR FLAT, 66 BURGESS ROAD,  
AYLESTONE, LEICESTER, LE2 8QL****£450 pcm exc.****COUNCIL TAX**

Band A (Leicester City Council)

**ENERGY RATING 62 – (BAND D)****VIEWING**

Strictly by arrangement with Jarroms – (0116) 2221999.

**GENERAL DESCRIPTION AND LOCATION**

First floor flat situated off Saffron Lane to the south of Leicester city centre, convenient for Fosse Park and the motorway network. The flat has upvc double glazing and gas central heating.

**ACCOMMODATION****Lounge** – 12'10" x 12' (3.91m x 3.66m)**Bedroom** – 12'9" x 11'6" (3.89m x 3.50m)

Built-in wardrobe.

**Kitchen** – 7'9" x 5'8" (2.36m x 1.73m)

Fitted with a range of base and wall units with worktops over, breakfast bar, built-in fridge and cooker, plumbing for washing machine.

**Bathroom** – 7'9" x 5'3" (2.36m x 1.60m)

Three piece suite with shower over bath.

**Outside**

Off street parking to the rear.

**TERM**

12 month Assured Shorthold Tenancy.

**RENT**

£450 per calendar month exclusive

**DEPOSIT**

£550 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.

**FEES**

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



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.