

**FIRST FLOOR FLAT, 38 DANESHILL ROAD,  
LEICESTER, LE3 6AL****£575 pcm exc.****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.

**COUNCIL TAX**

Band A (Leicester City Council)

**ENERGY RATING 74 – (BAND C)****VIEWING**

Strictly by arrangement with Jarroms – (0116) 2221999.

**GENERAL DESCRIPTION AND LOCATION**

Newly refurbished and redecorated flat situated in a Conservation Area off Fosse Road Central to the west of the City centre.

**ACCOMMODATION**

The flat has gas central heating and double glazing to the rear elevation and secondary glazing to the front elevation.

Shared front door and entrance hall leading to individual flat door.

**Lounge** – 17'2" x 11'6" (5.23m x 3.5m)

Part stained glass windows.

**Double Bedroom** – 11'5" x 13' (3.48m x 3.96m)

**Bathroom** – 6'3" x 8'4" (1.9m x 2.54m)

Newly fitted with white suite comprising panelled bath with shower over, wash hand basin and w.c.

**Kitchen** – 9'3" x 7'8" (2.82m x 2.34m)

Newly fitted with range of base and wall units, electric oven and hob.

**Store Room** – 3'7" x 3' (1.09m x 0.91m)

**Outside**

Use of rear yard for bike storage.

**TERM**

12 month Assured Shorthold Tenancy.

**RENT**

£575 per calendar month exclusive

**DEPOSIT**

£675 to be held for the duration of the tenancy

