

GROUND FLOOR FLAT, 38 DANESHILL ROAD, LEICESTER, LE3 6AL**£550 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 65 – (BAND D)**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 – 12' x 13'10" (3.66m x 4.22m)

Double Bedroom – 9'10" x 12'11" (3m x 3.94m)

Bathroom – 9'3" x 6' (2.82m x 1.83m)

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

Kitchen – 9'2" x 8'5" (2.79m x 2.56m)

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

Outside

Use of rear yard for bike storage.

TERM

12 month Assured Shorthold Tenancy.

RENT

£550 per calendar month exclusive

DEPOSIT

£650 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.

