

GROUND FLOOR FLAT, 38 DANESHILL ROAD, LEICESTER, LE3 6AL

£550 pcm exc.



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.

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.





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.