

**132 ST LEONARDS ROAD, CLARENDON
PARK, LEICESTER, LE2 3BZ**

£675 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 B (Leicester City Council)

ENERGY RATING 49 – (BAND E)

VIEWING

Strictly by arrangement with Jarroms – (0116) 2221999.

GENERAL DESCRIPTION AND LOCATION

Unfurnished and newly refurbished and redecorated terraced house having gas central heating and double glazing. The property is situated in the popular area of Clarendon Park, close to Victoria Park and convenient for the University, the City centre and railway station

ACCOMMODATION

Front Living Room – 11'11" x 11'4" (3.63m x 3.45m)
Feature fireplace with flame effect gas fire.

Rear Living Room – 11'3" x 12'4" (3.43m x 3.76m)
Original built-in cupboards.

Kitchen – 10'11" x 5'11" (3.33m x 1.80m)
Newly fitted with a range of base and wall units, electric oven and hob, plumbing for washing machine, door to rear garden.

Bedroom 1 – 12' x 11'4" (3.66m x 3.45m)
Original cast iron fireplace.

Bedroom 2 – 12'6" x 8'6" (3.81m x 2.59m)
Built-in cupboard.

Bathroom – 10'11" x 5'11" (3.33m x 1.80m)
Newly fitted white suite comprising panelled bath with shower over, wash hand basin and low flush w.c.

Outside

Cottage style garden and outhouses.

TERM

12 month Assured Shorthold Tenancy.

RENT

£675 per calendar month exclusive

DEPOSIT

£775 to be held for the duration of the tenancy

