

**FLAT 35A, WESTERN BOULEVARD,  
LEICESTER, LE2 7HN****£575 pcm exc.****GENERAL DESCRIPTION AND LOCATION**

First floor flat situated over the parade of shops, close to Braunstone Gate and convenient for the City centre. The flat has double glazing, gas central heating, an intercom entry system and one allocated parking space.

**ACCOMMODATION**

The flat has been refurbished and redecorated throughout.

**Lounge** – 11'7" x 10'9" (3.53m x 3.28m)

**Kitchen** – 10'2" x 11'7" (3.1m x 3.53m)  
Newly refitted with a range of base and wall units with worktops over, built-in hob and oven with extractor over, separate fridge and freezer.

**Bedroom 1** – 11'9" x 10'2" (3.58m x 3.1m)

**Bedroom 2** – 11'9" x 8' (3.58m x 2.44m)

**Bathroom** – 8'9" x 6'6" (2.67m x 1.98m)  
Fitted with panelled bath having electric shower over, w.c., and wash hand basin.

**TERM**

12 month Assured Shorthold Tenancy.

**RENT**

£575 per calendar month exclusive

**DEPOSIT**

£675 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 B (Leicester City Council)

**ENERGY RATING 71 – (BAND C)****VIEWING**

Strictly by arrangement with Jarroms – (0116) 2221999.

