

**35F WESTERN BOULEVARD, LEICESTER,  
LE2 7HN**

**£550 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 68 – (BAND D)**

**VIEWING**

Strictly by arrangement with Jarroms – (0116) 2221999.

**GENERAL DESCRIPTION AND LOCATION**

Newly refurbished and redecorated first floor flat situated on Western Boulevard, close to Braunstone Gate and convenient for the Royal Infirmary and the City centre. The flat benefits from double glazing, gas central heating and an allocated car parking space.

**ACCOMMODATION**

Ground floor entrance leading to first floor flat and landing with large storage cupboard.

**Kitchen – 8'1" x 7'2" (2.46m x 2.18m)**

Range of base and wall units, cooker, fridge and freezer.

**Lounge/diner – 21'2" max x 13'5" (6.45m max x 4.09m)**

Double glazed picture window overlooking the square.

**Bedroom 1 – 15'4" x 10'5" (4.67m x 3.17m)**

**Bedroom 2 – 15'4" x 10'5" max (4.67m x 3.17m max)**

**Bathroom – 7'4" x 6'10" (2.23m x 2.08m)**

White suite comprising panelled bath with mixer shower over, wash hand basin and w.c., new vinyl floor covering.

**TERM**

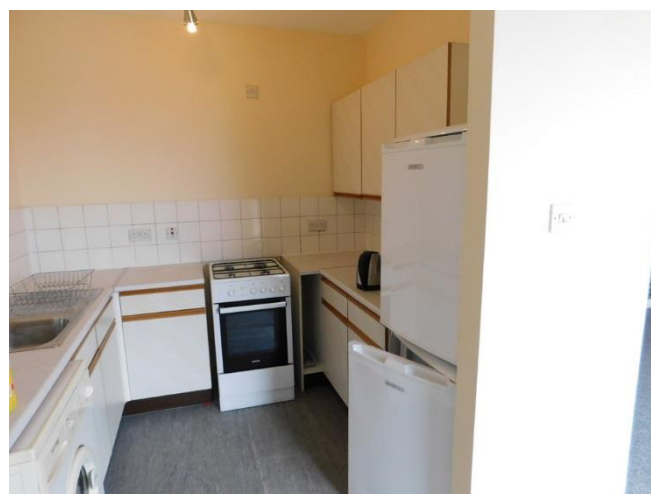
12 month Assured Shorthold Tenancy.

**RENT**

£550 per calendar month exclusive

**DEPOSIT**

£650 to be held for the duration of the tenancy



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.