



**LUTTERWORTH ROAD, AYLESTONE,
LEICESTER, LE2 8PF**

£435 pcm exc.



GENERAL DESCRIPTION AND LOCATION

Unfurnished first floor flat situated in a secluded location with easy access to the City centre and the M1/M69 motorway junctions. The flat benefits from gas central heating, double glazing and off road parking.

ACCOMMODATION

Lounge/Living Area – 24' x 12'8" (7.31m x 3.86m)

Kitchen – 7'4" x 6' (2.23m x 1.83m)
Range of base and wall units, fridge/freezer, electric cooker, vinyl floor covering.

Bedroom – 13'3" x 12'9" max (4.04m x 3.89m)
Built-in wardrobe.

Shower Room – 6'8" x 6' (2.03m x 1.83m)
Shower cubicle, wash hand basin, w.c., airing cupboard, vinyl floor covering.

TERM

12 month Assured Shorthold Tenancy.

RENT

£435 per calendar month exclusive

DEPOSIT

£535 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.

FEE

A non-returnable credit search charge of £20.00 per individual is required with any application. The ingoing tenant will be liable for an Agreement fee of £75.00 at the commencement of the tenancy.

COUNCIL TAX

Band A (Leicester City Council)

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.