



107 Victoria Street, , LE19 2DQ

£850 PCM

A WELL PRESENTED TRADITIONAL TWO BEDROOM SPACIOUS TERRACED HOME IN THE HEART OF NARBOROUGH VILLAGE. The accommodation briefly comprises: Open plan living / dining area, modern kitchen. First Floor: Two bedrooms and a REFITTED bathroom. To the rear of the property there is a well maintained garden. Available End of August.

ENTRANCE

Via a upvc front door.

LIVING / DINING AREA

28'1" x 12'2" (8.56 x 3.71)

LIVING AREA

With a window to the front aspect, feature gas fire, built in storage and stairs rising off to the first floor accommodation. Radiator.

DINING AREA

With a window to the rear aspect, door to the kitchen and an internal window through to the kitchen.

REFITTED KITCHEN

With a window to the side aspect and having been refitted with a range of eye and base level white gloss units with rolled edge work surfaces and tiled splashbacks. There is a stainless steel sink and drainer unit with an intergrated electric oven and hob with extractor over. Space and plumbing for a washing machine and a door giving outside access.

FIRST FLOOR LANDING

With doors off to both bedrooms.

MASTER BEDROOM

12'7" x 12'1" (3.84 x 3.68)

With a window to the front aspect, door to the en-suite and radiator.

EN SUITE

With WC and wash basin.

ADDITIONAL IMAGE

BEDROOM TWO

12'1" x 11'9" (3.68 x 3.58)

With a window to the rear aspect with stripped and varnished solid wood flooring and radiator. There is a door giving access to the bathroom.

BATHROOM

With a window to the side aspect and having been fitted with a white three piece suite consisting of a low level w/c, pedestal hand wash basin and panelled bath with shower over. There is built in storage and radiator.

OUTSIDE

The rear garden is well maintained and laid mainly to lawn with a pathway leading to the end of the garden and borders either side containing flowers and shrubbery. There is a paved patio area and standing for a timber shed.

ADDITIONAL IMAGE

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation including contractual breaches and damages.

Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:

Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited

Premiere House

1st Floor

Elstree Way

Borehamwood

WD6 1JH

The Property Ombudsman – Membership number – D0157

The Property Ombudsman

Milford House

43 – 55 Milford Street

Salisbury

Wiltshire

SP1 2BP



