



3 Cosby Road, Leicester, LE19 2HG

£1,050

AVAILABLE MID MAY! This three bedroom traditional terraced property is available in the sought after location of Littlethorpe which is a 10 minute drive away from the ever popular Fosse Park and has Motorway links. The accommodation, which will be REDECORATED and have NEW CARPETS, briefly comprises: Front reception room, rear reception room, refurbished kitchen, three bedrooms, bathroom, enclosed rear garden and allocated parking to the rear.

Front Reception Room



Entered via a Upvc door, with a window to the front aspect, electric fire, radiator.

Rear Reception Room



With a window to the rear aspect, under stairs cupboard and electric fire. Radiator.

Additional Photo



Kitchen



Fitted with a range of base and eye level units, rolled edge work surfaces with tiled splash backs. The kitchen is fitted with an electric oven and gas hob and has plumbing for a washing machine. With a window to the side aspect and door giving access to the rear garden.

Bedroom 1



With a window to the front aspect, feature fireplace, radiator.

Bedroom 2



With a window to the rear aspect, feature fireplace, radiator.

Bedroom 3



With a window to the rear aspect, radiator.

Bathroom

Fitted with pedestal wash basin, low level w/c and walk in shower cubical.

Outside



To the rear of the property there is an enclosed garden which is laid to patio and gravel for easy maintenance, with a gate leading to two allocated parking spaces to the rear of the property. There is also an alley leading to the front of the property.

Additional Image



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

Opening Hours

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



