CARLTON ESTATES

SALES & LETTINGS









102 The Pastures, Leicester, LE19 3FY

£925

AVAILABLE NOW! A beautifully presented two bedroomed semi detached home situated on the highly sought after 'Pastures' development in Narborough. The accommodation, which has been redecorated, briefly comprises: Entrance, Living room, Dining kitchen, Two good sized bedrooms, and a Bathroom. Outside:

Enclosed rear garden and Driveway parking. MUST BE SEEN!

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)

43 – 55 Milford

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

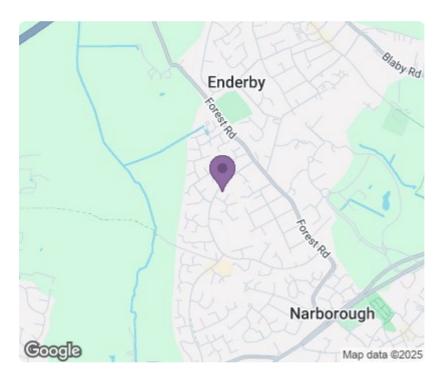
tenant to recover such unpaid costs during the tenancy.

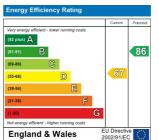
TENANT PROTECTION INFORMATION

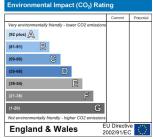
Carlton Estates are members of the following schemes: Client Money Protect (CMP) – Membership number – CMP001562 CM Protect Limited Premiere House 1st Floor Elstree Way Borehamwood WD6 1JH

The Property Ombudsman – Membership number – D0157 The Property Ombudsman Milford House 43 – 55 Milford Street Salisbury Wiltshire









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