



4 Mantle House 66a Main Street, Leicester, LE9 6RD

£775 PCM

A one bedroom modern first floor apartment situated in a select development and conveniently located in the centre of Broughton Astley village. The apartment has been finished to a meticulous standard with well appointed and spacious accommodation briefly comprising: Entrance, Open plan living / kitchen, Double bedroom and Bathroom. Outside: One allocated parking space.

Additional Image

Entrance

Living / Kitchen Area



A large room with ample space for living / dining furniture. The modern kitchen has a range of eye level and base level units with Quartz work surfaces over with inset Composite sink and drainer unit, fitted electric oven and hob with extractor hood over together with an integrated fridge (with box freezer), dishwasher and space / plumbing for a washing machine. Radiator.

Additional Image



Additional Image



Additional Image

Bedroom



With windows to the rear aspect, radiator.

Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a walk in shower enclosure with a rainfall showerhead. Radiator.

Outside

Each apartment comes with an allocated parking space and bin storage.

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

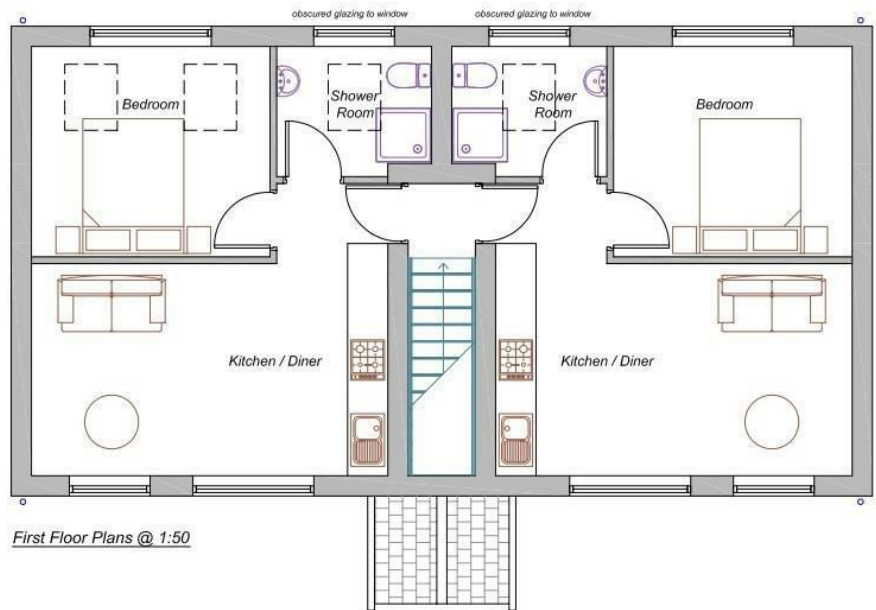
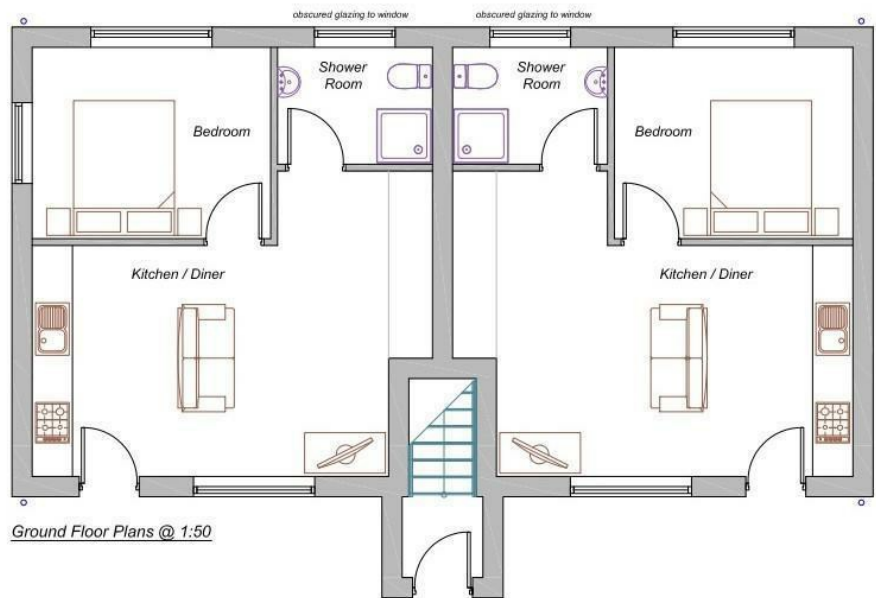
43 – 55 Milford Street

Salisbury

Wiltshire

SP1 2BP





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	