



## 1 Bramble Lodge Hinckley Road, , LE9 4LG

**£875**

AVAILABLE IN JANUARY. Luxury TWO bedroom apartment finished to exacting standards with COUNTRYSIDE views! Situated in a popular and convenient location this spacious apartment has accommodation which in brief comprises: Entrance hallway, kitchen, lounge, two bedrooms (WITH EN SUITE TO MASTER) and bathroom. Outside: UNDERGROUND PARKING and communal gardens.



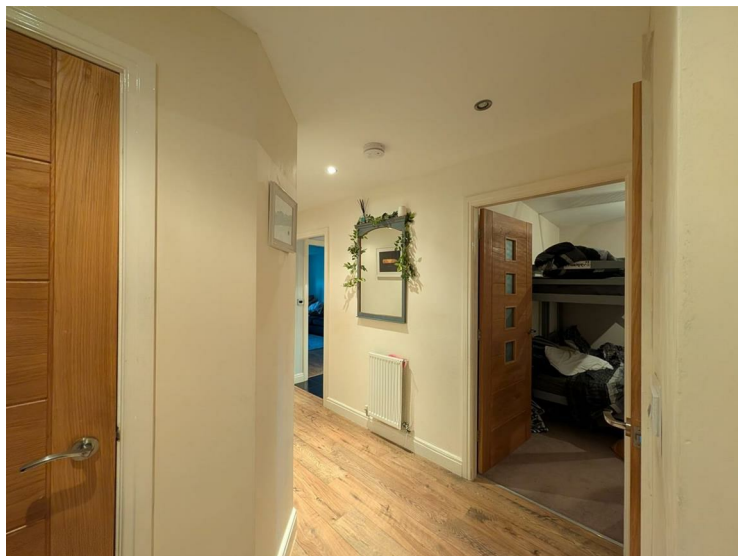
**ADDITIONAL IMAGE**



**LOUNGE**



**ENTRANCE HALLWAY**



**MASTER BEDROOM**



**FITTED KITCHEN**



The kitchen is fitted to a very high quality and includes built in: Washer dryer, fridge freezer and a dishwasher.

**EN SUITE**



## BEDROOM TWO



## BATHROOM



## OUTSIDE

There is underground parking with at least one allocated parking space (and additional visitor parking) for each apartment. A substantial communal garden area is available to the rear of the properties.

## 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

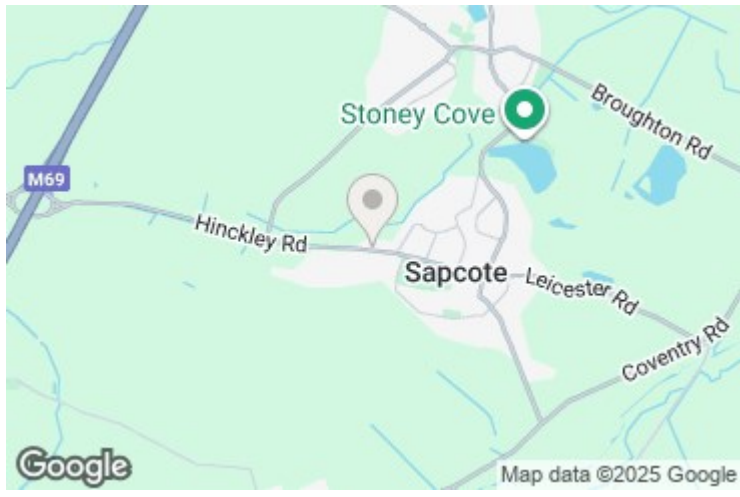
The Property Ombudsman – Membership number – D0157

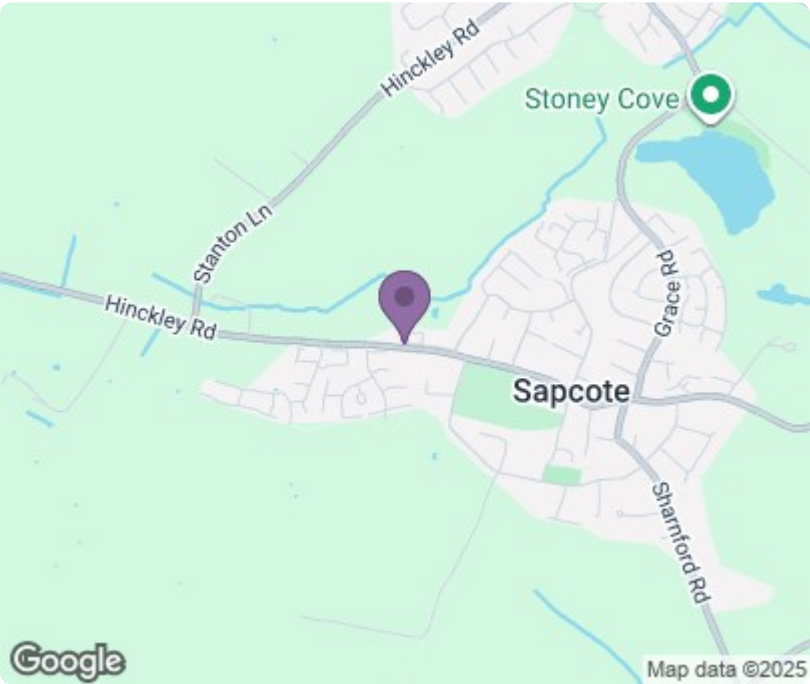
The Property Ombudsman  
Milford House  
43 – 55 Milford Street  
Salisbury  
Wiltshire  
SP1 2BP

#### Opening Hours

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







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		