



20 Field Close, Leicester, LE19 2JY

£895 PCM

A well presented MODERN two bedroom townhouse is situated within a quiet cul de sac in the ever-popular village of Littlethorpe. The property has well appointed accommodation briefly comprising: Entrance hallway, Kitchen, Living / dining room. First Floor: Two DOUBLE bedrooms and a Bathroom. Outside: enclosed rear garden and OFF ROAD parking. Sorry strictly no pets.

Entrance Hallway



With openings to the kitchen and living room, storage cupboard, radiator.

Living Room



With a half glazed door and a window to the rear aspect, feature spiral staircase to the first floor, radiator.

Kitchen



With a window to the front aspect, the kitchen is fitted with a modern range of eye level and base level storage units with a fitted oven, electric hob, and extractor hood over. There is space / plumbing for a washing machine and fridge / freezer.

Additional Image



Additional Image



First Floor Landing



With doors off to all first floor accommodation.

Bedroom Two



With a window to the rear aspect, built in storage, radiator.

Master Bedroom



With a window to the front aspect, radiator.

Additional Image



Additional Image



Bathroom



Benefitting from fully tiled walls, fitted with a low level w/c, wash basin and bath with shower over and a glass screen. Heated towel rail / radiator.

Outside



The low maintenance and very private rear garden is laid to a combination of artificial turf and timber decking. To the side of the property is off road parking.

Additional Image



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



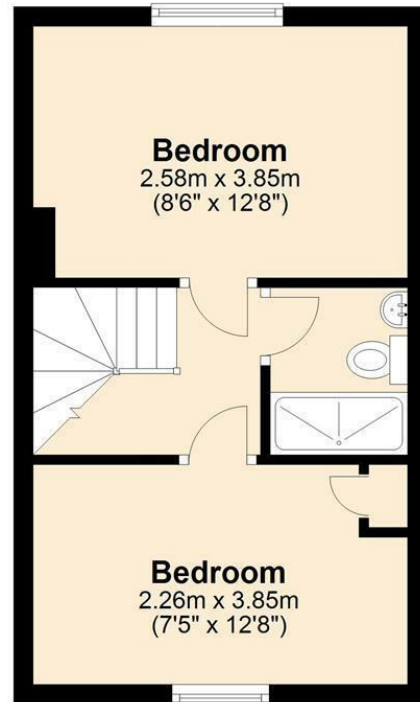
Ground Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 54.3 sq. metres (584.3 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>91</p> <p>76</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	