



Gladstone Street, Leicester, LE8 8DP



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Situated within the village of Fleckney is this well presented mid terraced property in walking distance to local amenities. The property benefits from UVPC double glazing and gas central heating. The ground floor comprises entrance hall, cloak room, lounge, kitchen with appliances included. To the first floor there is the master bedroom and en-suite shower. Rear courtyard and allocated off road parking area with small storage shed. No pets. EPC C. Council Tax A. Rent £750pcm. Deposit £865. Available immediately on a fixed term twelve month contract with the option to renew.

Andrew Granger & Co will charge a holding fee of £90.00 when you apply for a property.

The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws from the proposed agreement (decides not to let) or fails to take all reasonable steps to enter an agreement (ie not responding to reasonable requests for information required to progress the agreement), then the holding deposit will not be returned.

We will inform the applicants in writing with our reason for retaining the holding deposit within 7 days of deciding not to enter the agreement or the 'deadline for agreement'.

Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.





## Key Features

- Village location
- Lounge
- Kitchen with fitted appliances
- Private courtyard
- Master bedroom with ensuite
- Off road parking
- Downstairs cloakroom. No pets
- Rent £750pcm. Deposit £865
- EPC C. Council Tax A
- Available immediately on a fixed term twelve month contract with the option to renew

**PCM**  
**£750 PCM**





EPC Rating - C

Tenure -

Council Tax Band - A

Local Authority  
Harborough District Council

To view this property please contact our Market Harborough office on 01858 431315



Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS