



**21 JACK HARDY CLOSE**  
SYSTON, LE7 2DW

**£875 Per month**  
Unfurnished

A well presented first floor two bedroom apartment located in the popular town of Syston, located close to the city of Leicester. The apartment benefits from gas fired central heating, uPVC double glazing and a modern kitchen and bathroom.

The apartment comprises of entrance hall, two double bedrooms, bathroom and an open plan kitchen living area.

The property would ideally suit a professional individual or couple looking for a modern apartment situated 6 miles from the city of Leicester.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 2 bedroom Flat - Purpose Built



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**ENTRANCE HALL** : with radiator, intercom system and storage cupboard.

**KITCHEN/LIVING ROOM** : (18.09 x 20.02 ft) a modern open plan layout with a range of eye and base level units, laminate worktops, fridge, freezer and washing machine (fridge/freezer and washing machine not to be maintained or replaced by landlord), stainless steel sink, integrated electric oven, integrated gas hob, stainless steel splashback, Hotpoint stainless steel extractor fan, two radiators.

**BEDROOM ONE** : (12.00 x 8.10 ft) a double bedroom with radiator.

**BEDROOM TWO** : (10.00 x 12.00 ft) a double bedroom with radiator and built in wardrobe (wardrobe door is open but cannot be closed).

**BATHROOM** : a modern 3 piece suite comprising of panelled bath with screen and mixer shower, ceramic sink built into unit, large mirror fronted medicine cabinet, low flush WC, travertine effect mermaid board splashbacks, chrome heated towel rail, wood effect vinyl floor and ceiling spotlights.

**OUTSIDE** : one allocated parking space and visitor parking.

### LOCATION

To locate the property head into Syston on Melton Road, proceed down this road for half a mile then turn left into Brighton Avenue.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds only.

Council Tax : Charnwood Council - Band B.

**PARKING** : The parking space is Number 16. Tenant will have to apply to the Management Company for a car parking pass with their registration number.

**DEPOSIT** : £1,009

**SERVICES** : Main Electric, Gas, Water and Drainage.

**EPC** : Rating B.

**INTERNET** : Fibre and ADSL available.

**STRICTLY NO PETS PERMITTED.**

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

### Property Redress

**REDRESS**: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

### Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



## TERMS

<b>RENT:</b>	£875 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,009
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

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