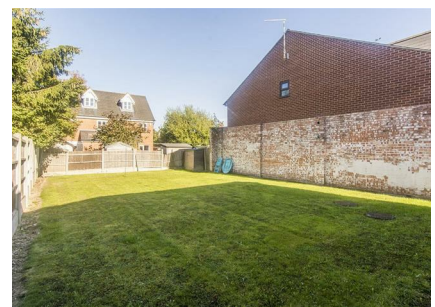


6 Cheney Court, Husbands Bosworth, LE17 6LX



£725 Per Month

A well presented and spacious two bedroom, first floor apartment situated in a highly convenient village with easy access to Market Harborough, Lutterworth and major road and rail links. Husbands Bosworth has an abundance of local amenities to include: Shop, pub, primary school, medical centre and bus services. The accommodation briefly comprises: Communal entrance, entrance hall, lounge/dining/kitchen, two double bedrooms and bathroom. Outside there is allocated parking, a private store room and sizeable communal garden. The property is offered unfurnished and is available immediately.

Service without compromise



Communal Entrance

Accessed via a secure UPVC door. Stairs rising to: First floor.

Entrance Hall

Accessed via private wooden front door. Doors off to: All rooms. Laminate wooden flooring. Built-in double cupboard. Airing cupboard housing hot water cylinder and electric boiler. Radiator.

Lounge/Dining/Kitchen

A spacious and well presented open plan living space.

Lounge Area 20'0 (max) x 12'6 (max) (6.10m (max) x 3.81m (max))

UPVC double glazed window to front aspect. Laminate wooden flooring. TV and telephone point. Radiator.

Kitchen/Dining Area 20'0 (max) x 12'6 (max) (6.10m (max) x 3.81m (max))

Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single fan assisted electric oven, four ring electric hob, extractor, space and plumbing for both a freestanding washing and dishwasher with a further space for a freestanding fridge/freezer. UPVC double glazed window to front aspect. Laminate wooden flooring.

Bedroom One 11'4 x 10'5 (3.45m x 3.18m)

Two UPVC double glazed windows to side aspect overlooking the communal gardens. Laminate wooden flooring. TV point. Radiator.

Bedroom Two 11'4 x 7'5 (3.45m x 2.26m)

UPVC double glazed window to side aspect overlooking the communal gardens. Laminate wooden flooring. Radiator.

Bathroom

Comprising: Panelled bath with shower over, low level WC and wash hand basin over a fitted vanity unit. There is feature wall tiling and vinyl flooring, LED spotlights and a chrome heated towel rail.

Outside & Communal Areas

The property benefits from a private store room and a large communal garden area being mainly laid to lawn.

Parking

The property has allocated parking for one vehicle.

Additional Information

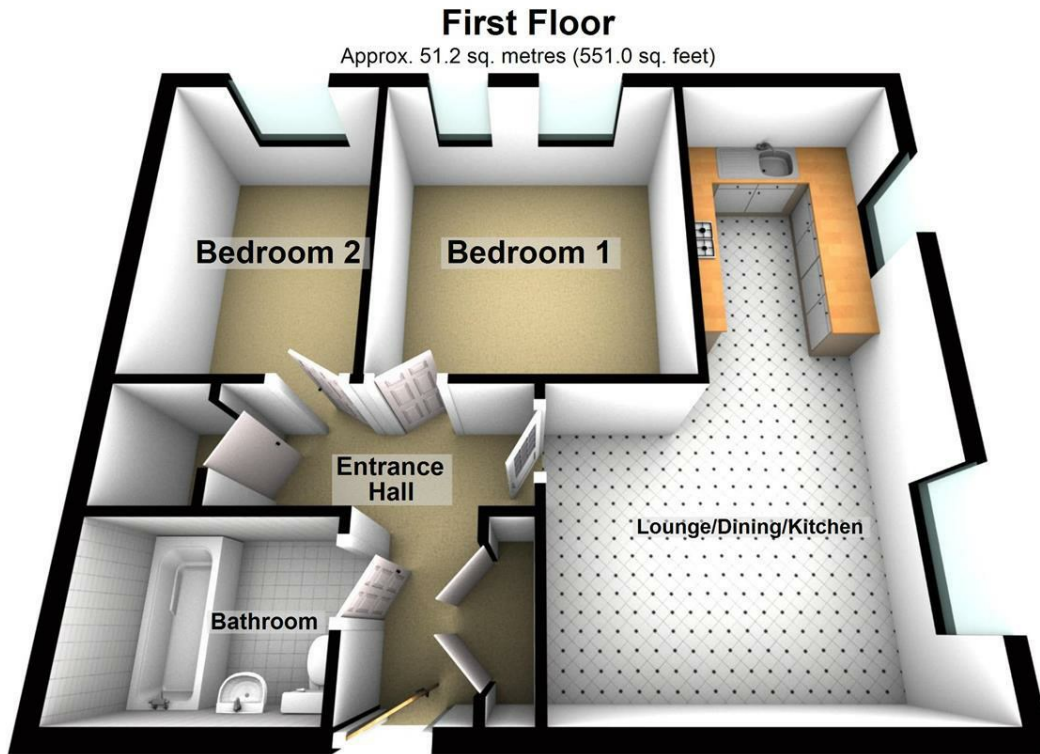
Council tax band B

Damage deposit based on rent of £725pcm is £836

Holding deposit equivalent to one weeks rent ie £167

Initial 6 month tenancy will revert to a monthly periodic after the initial term

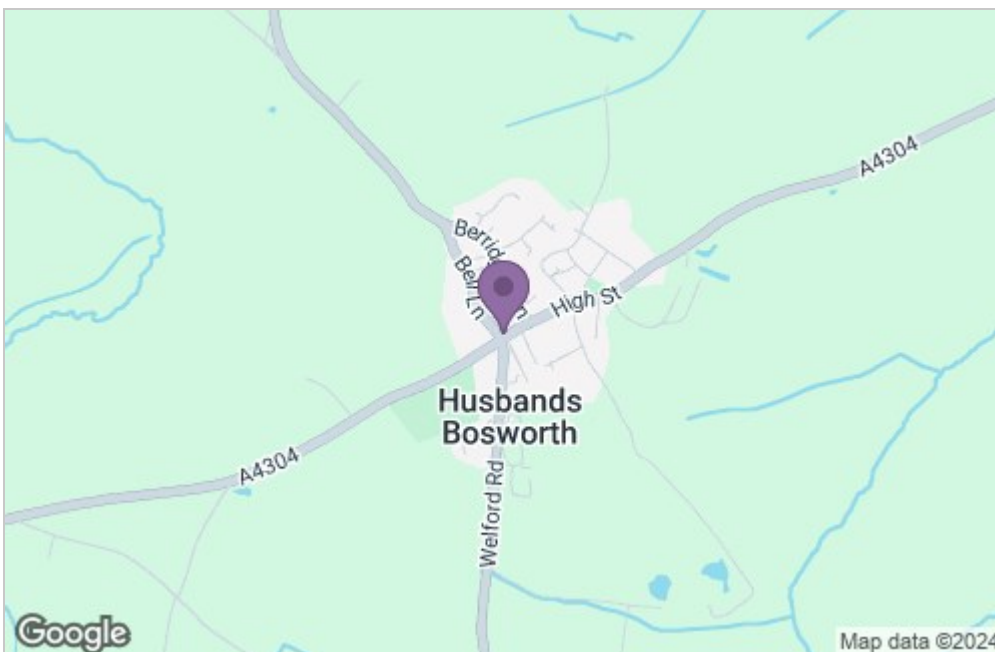
Floor Plan



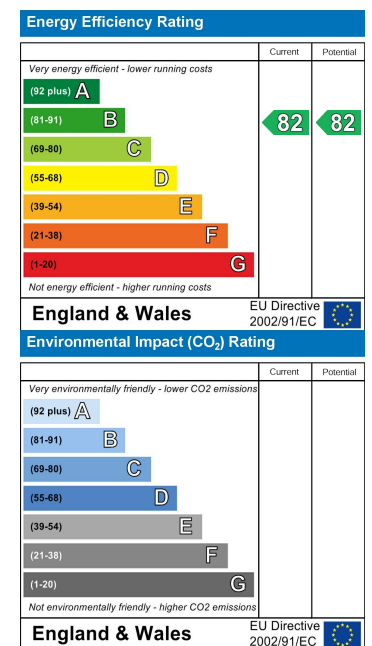
Total area: approx. 51.2 sq. metres (551.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise