

FLAT 2, ENTERPRISE HOUSE, MAIN STREET, KIRBY MUXLOE, LEICS, LE9 2AE

£495 pcm exc.



GENERAL DESCRIPTION AND LOCATION

Unfurnished first floor flat situated above a parade of shops in Kirby Muxloe which is approximately 6 miles to the west of Leicester. The flat has night storage heaters and double glazing.

ACCOMMODATION

Lounge – 10'7" x 17'6" (3.23m x 5.33m) Newly carpeted, night storage radiator.

Kitchen $- 8'11" \times 10'6" (2.72m \times 3.2m)$ New vinyl flooring, fitted base and wall cupboards with built in electric oven and hob with extractor over, pantry off.

Bedroom – 11' x 13'3" (3.35m x 4.04m) Newly carpeted.

Bathroom $-7'2" \times 8'$ (2.18m x 2.44m) White suite comprising panelled bath with electric shower over, wash hand basin and w.c., airing cupboard.

Study/Box Room $-7'1" \times 6'5"$ (2.16m x 1.96m) Newly carpeted.

TERM

12 month Assured Shorthold Tenancy.

RENT

£495 per calendar month exclusive

DEPOSIT

£571 to be held for the duration of the tenancy

APPLICANT STATUS

Applicants must be in permanent full time employment. We do not accept Housing Benefit claimants or Students.

FEES

Once you have decided to apply for a particular property, we require an application form completing for each tenant and a non-refundable deposit to secure the property equal to one week's rent (£114). We will undertake a comprehensive credit search for each tenant. The Tenancy must be completed within 15 days of making the application to avoid forfeiture of the deposit.

COUNCIL TAX

Band A (Blaby District Council)

ENERGY RATING 49 - (BAND E)

VIEWING

Strictly by arrangement with Jarroms - (0116) 2221999.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.