

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

£495 pcm exc.



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.

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" x 10'6" (2.72m x 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" x 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" x 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.

