

GROUND FLOOR FLAT, 116 BARCLAY STREET, LEICESTER, LE3 0JB

£485 pcm exc.



GENERAL DESCRIPTION AND LOCATION

Ground floor flat benefitting from gas central heating and double glazing and situated off Narborough Road, convenient for the City centre, Braunstone Gate, the motorway network and Fosse Park.

ACCOMMODATION

Lounge – 10' x 15'9" (3.05m x 4.80m)

Gas fire, stained floorboards.

Bedroom – 10' x 16'6" into bay (3.05m x 5.03m into bay)

Stained floorboards.

Passageway.

Store cupboard under stairs.

Kitchen – 7'9" x 11'8" (2.36m x 3.56m)

Range of cupboards in cream with wood effect worktops, gas cooker.

Pantry off

Rear Lobby

Bathroom – 7' x 8'7" (2.13m x 2.62m)

White suite with electric shower over bath.

Outside

Small private rear yard.

TERM

12 month Assured Shorthold Tenancy.

RENT

£485 per calendar month exclusive

DEPOSIT

£559 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 (£111). 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 (Leicester City Council)

ENERGY RATING 60 – (BAND D)

VIEWING

Strictly by arrangement with Jarroms – (0116) 2221999.

