

FLAT 2, BRABBS GATE, 38-44 BRAUNSTONE GATE, LEICESTER, LE3 5LG

£650 pcm exc.



GENERAL DESCRIPTION AND LOCATION

Modern flat in the popular west end of Leicester within walking distance of the city centre and the LRI. The flat has upvc double glazing and electric heating.

The flat is currently furnished and any items left are available to the new tenants but once broken or damaged will become the new tenants responsibility to dispose of. The flat can also be let unfurnished if required.

ACCOMMODATION

Hallway – 15'5" x 3'5" (4.7m x 1.04m)

Intercom for lobby door, washing machine in cupboard off.

Kitchen/Living Area – 13'10" x 14'11" (4.22m x 4.55m)

French doors with Juliette balcony, wood effect kardean style flooring, range of floor and wall units at one end with integrated electric oven and hob, half size dishwasher and undercounter fridge with freezer compartment.

Bedroom 1 – 9'8" x 11'2" (2.95m x 3.4m)

Fitted wardrobe, carpeted.

Bedroom 2 – 7'11" x 11'3" (2.41m x 3.43m)

Fitted wardrobe, carpeted.

Bathroom – 5'9" x 6'8" (1.75m x 2.03m)

Tiled bathroom with white 3 piece suite with shower over bath, electric towel rail.

TERM

12 month Assured Shorthold Tenancy.

RENT

£650 per calendar month exclusive

DEPOSIT

£750.00 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 of £125. 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 B (Leicester City Council)

ENERGY RATING 56 – (BAND D)

VIEWING

Strictly by arrangement with Jarroms – (0116) 2221999.

