



## 4 The Pepper Box Stoke Road, Hinckley, LE10 0EA

**£825 Per Month**

Situated within the sought after 'THE PEPPERBOX' development which is within easy reach of Hinckley town centre, this well presented first floor apartment has spacious accommodation briefly comprising: Entrance, OPEN PLAN living / dining / kitchen, main bedroom and shower room, mezzanine providing an additional bedroom / reception room. Outside: Off road parking, together with a communal garden area.

Sorry strictly no pets due to the terms of the Head Lease.

## Tenant Fees & Protection Information

### TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

#### PERMITTED PAYMENTS

Before the tenancy starts (payable to Carlton Estates)

**Holding Deposit:** An amount equal to one week's rent. (This will be deducted from the first rent payment)

**Deposit:** An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water  
Communications – Telephone and Broadband  
Installation of Cable, Satellite, TV aerial  
Subscription to Cable, Satellite, TV licence  
Council Tax

#### Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

#### Damages

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

#### TENANT PROTECTION INFORMATION

Carlton Estates are members of the following schemes:

Client Money Protect (CMP) – Membership number – CMP001562  
CM Protect Limited  
Premiere House  
1st Floor  
Elstree Way  
Borehamwood  
WD6 1JH

The Property Ombudsman – Membership number – D0157  
The Property Ombudsman  
Milford House  
43 – 55 Milford Street

Salisbury  
Wiltshire  
SP1 2BP

#### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



