



5 Roman Hill, Wigston, LE18 3SU

£875

AVAILABLE 1ST APRIL! A very well presented MODERN two bedroomed townhouse. In brief, the well-appointed accommodation comprises: Entrance, Living/dining room, Kitchen, Two bedrooms and a Bathroom. Outside: Well maintained and enclosed rear garden and Driveway parking. Sorry no pets.

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.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

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

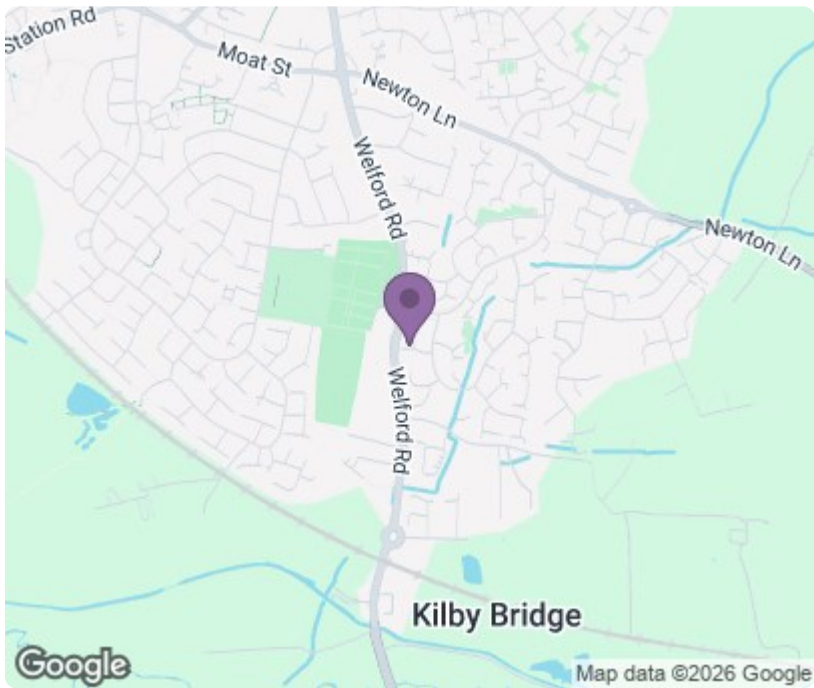
Carlton Estates are members of the following schemes:

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





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		86

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		