CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

Flat 2, First Floor Upper Bond Street, Hinckley, LE10 1RS

£800 Per Month

Carlton Estates are delighted to offer to let this well-presented one-bedroom first floor apartment, conveniently situated within walking distance of Hinckley town centre. With a wide range of shops, restaurants, cafés and local amenities close by, the property offers an appealing combination of modern accommodation and everyday convenience.

The spacious living area provides a welcoming setting in which to relax and entertain, with ample room for comfortable seating. A modern, fully fitted kitchen complements the accommodation, offering a practical range of storage units and a comprehensive selection of appliances, including a fridge freezer, wine cooler, washer/dryer, microwave, dishwasher and cooking appliances.

The generously proportioned bedroom offers a comfortable retreat, with space for a double bed and additional bedroom furniture. Leading directly from the bedroom is a modern en-suite bathroom, adding to the apartment's stylish and practical layout.

Ideally suited to a professional individual or couple, this attractive apartment will appeal to those seeking a well-equipped home within easy reach of the town centre.

Viewing is highly recommended to appreciate the accommodation and convenient location.

Please note this flat does not come with parking.

£800 will go to £850 after 6 months.

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.

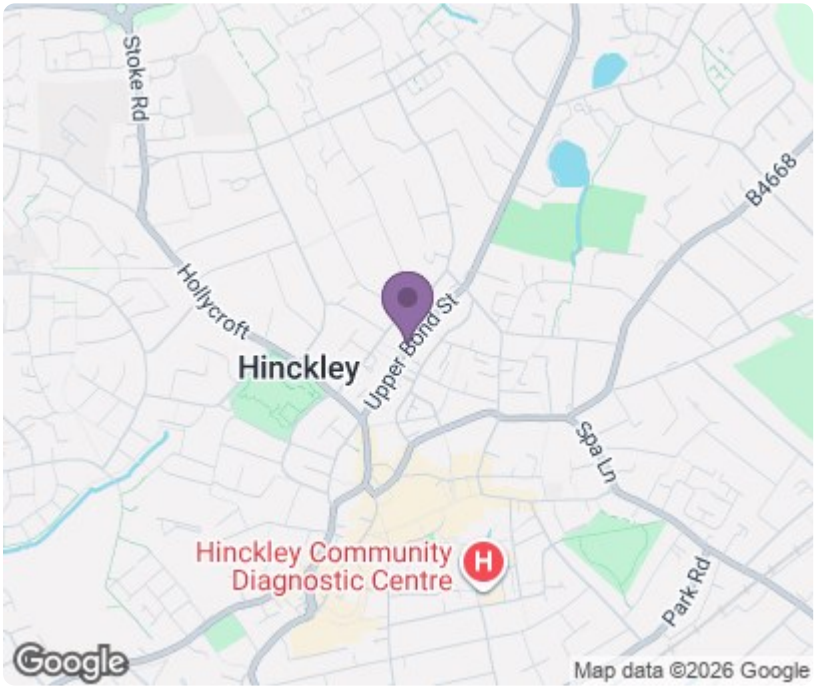
Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy.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

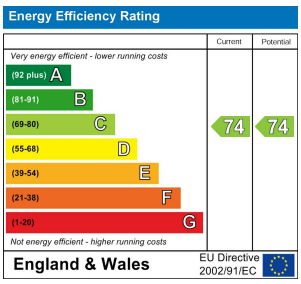
TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

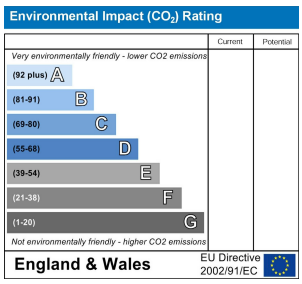
The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Opening Hours

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







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