CARLTON ESTATES

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

> SALES & LETTINGS

Flat 7, 2nd Floor 56 Upper Bond Street, Hinckley, LE10 1RS

£1,145 Per Month

(Note - rent increase to £1200 after six months)
Carlton Estates are pleased to offer this stylish two-bedroom duplex apartment, enjoying a convenient location in the heart of Hinckley, with an en suite to the principal bedroom and one parking space.

Set across two floors, the apartment offers thoughtfully arranged accommodation with a modern finish throughout. Its central position provides easy access to a variety of shops, cafés, restaurants and everyday amenities.

An inviting entrance hallway, with an attractive oak-finish staircase, leads to two double bedrooms. The principal bedroom benefits from its own en suite, while the second bedroom offers flexibility for guests, a home office or additional bedroom accommodation.

The upper floor provides an appealing open-plan kitchen and living area, with room for relaxing and dining. The newly fitted kitchen incorporates Shaker-style wall and base units alongside fully integrated appliances, creating a smart and practical space for everyday use.

One parking space completes the offering, providing a valuable benefit in this town-centre setting.
Viewing is highly recommended to appreciate the accommodation, quality of finish and convenient location.

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.

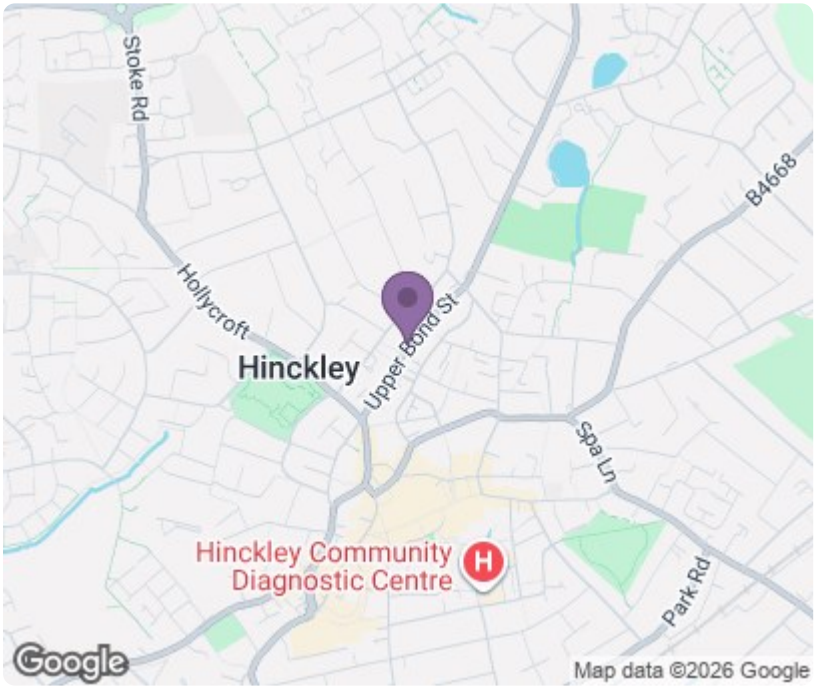
Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy.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

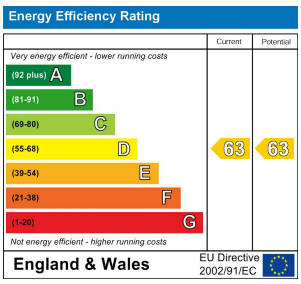
TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

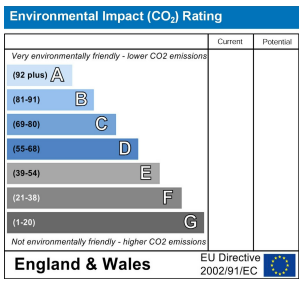
The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Opening Hours

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







Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

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