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

> SALES & LETTINGS









62 Richmond Road, Leicester, LE2 8BA

£925 Per Month

Situated within easy reach of Leicester City Centre, this charming Victorian home retains a wealth of charm and character with spacious and well appointed accommodation briefly comprising: Entrance, Two reception rooms, Kitchen, Two double bedrooms and a Bathroom. Outside: Generous and enclosed rear garden. Available End of October.

Hallway
With doors to both reception rooms.

Front Reception Room
With a bay window to the front aspect and a feature fireplace.

Rear Reception Room
With a window to the rear aspect, stairs off rising to the first floor, feature fireplace and a door to the kitchen.

Kitchen
With a window to the side aspect and a door to outside. The Kitchen is fitted with a good range of eye level and base level storage units with worksurfaces over and space / plumbing for a range of appliances.

First Floor Landing
With doors off to all first floor accommodation.

Bedroom One
With a window to the front aspect and a feature fireplace.

Bedroom Two
With a window to the rear aspect and a storage cupboard.

Family Bathroom
With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over.

Outside
The large rear garden is laid largely to lawn with various surrounding borders and planted areas.
There is a large patio area together with a brick-built outhouse.

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

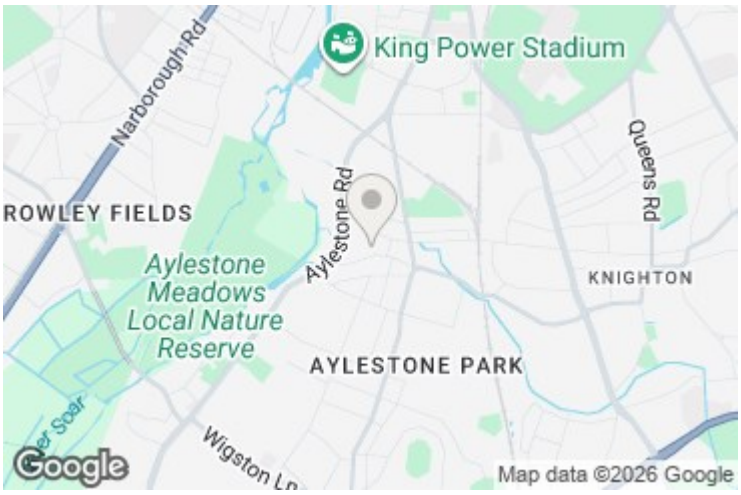
Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

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.

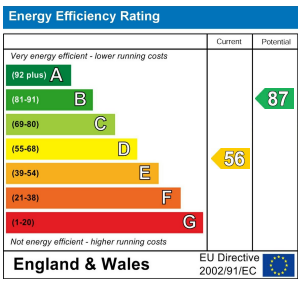
TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

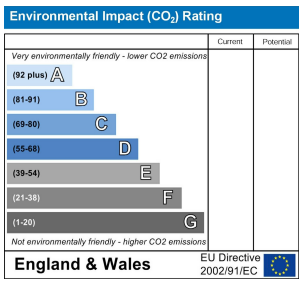
The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

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









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