



60 King Street, Leicester, LE19 4NT

£950 Per Month

A traditional and very spacious end of terraced home in the ever popular village of Enderby benefitting from OFF ROAD PARKING! The well appointed and REDECORATED accommodation briefly comprises: Entrance, Front and rear reception rooms, Kitchen, Two DOUBLE bedrooms and Bathroom. Outside: Enclosed rear garden and DRIVEWAY parking to the side.

Front Reception Room



Via a Upvc front door, with windows to the side and front aspects, meter cupboard, radiator.

Master Bedroom



With window to the front and side aspects, feature fireplace, radiator.

Rear Reception Room



With a window to the rear aspect, stairs off rising to the first floor, doors to a storage cupboard and to the kitchen, radiator.

Bedroom Two



With windows to the rear and side aspects, radiator.

Kitchen

With windows to the rear and side aspects, fitted with a range of base and eye level units with rolled edge work surfaces over and matching upstands. There is space / plumbing for a washing machine, cooker and fridge / freezer. Radiator.

First Floor Landing

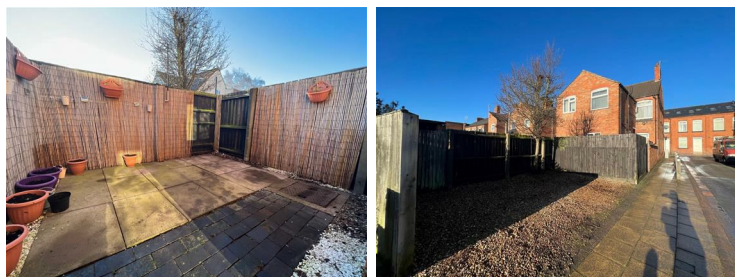
With doors off to all first floor accommodation.

Bathroom



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

Outside



The enclosed and low maintenance rear garden is laid to a paved finish with gated access which leads to off road parking.

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

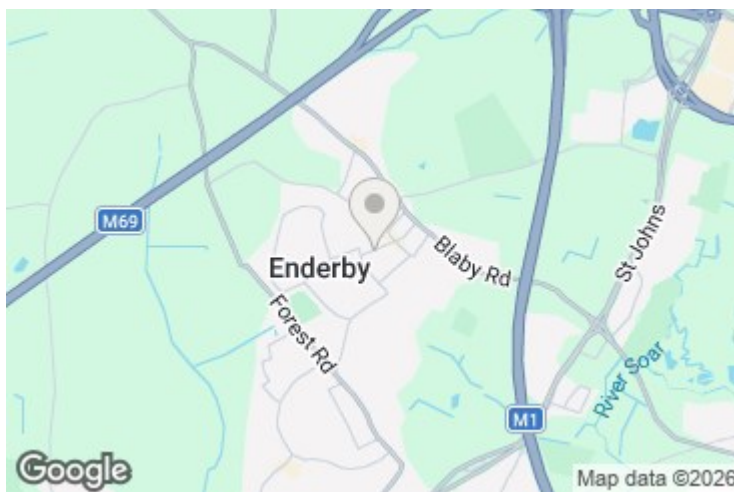
Salisbury

Wiltshire

SP1 2BP

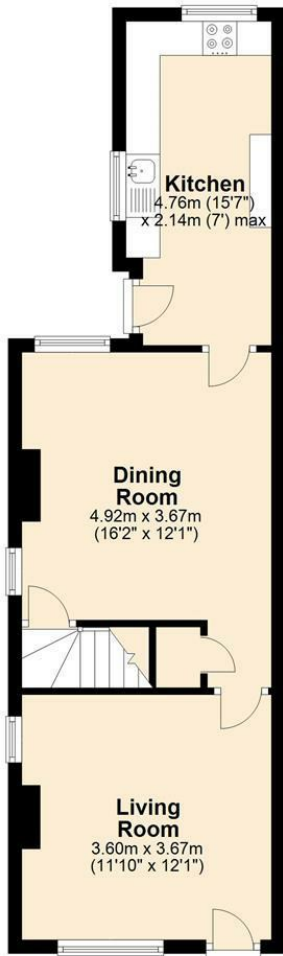
Opening Hours

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



Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



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	

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	