



3 Rose Close, Leicester, LE9 1RU

£975 Per Month

AVAILABLE Early July! Rose Close, Cosby is a private driveway that consists of just five high specification homes.

No. 3 is a two bedroom 'cottage style' home finished to exacting standards and has accommodation briefly comprising: Entrance hallway, kitchen, ground floor w/c. First Floor: Two DOUBLE bedrooms and a bathroom. Outside: Enclosed rear garden and allocated parking.

ROSE CLOSE



DRIVEWAY



ENTRANCE HALLWAY

Stairs off rising to the first floor, with doors leading off to the lounge, kitchen and ground floor wc, ceramic tiled flooring, radiator.

KITCHEN

10'2" x 6'1" (3.10 x 1.85)

Fitted with a quality modern range of eye level (with courtyes under lighting) and base level units with rolled edge work surfaces and tiled splash backs. There is a inset stainless steel sink and drainer unit, fitted electric oven with four ring gas hob and extractor hood over and integrated fridge / freezer, space/plumbing for a washing machine, ceramic tiled flooring, inset down lighting, window to the front aspect and a radiator.

LOUNGE

13'6" x 13'1" (4.11 x 3.99)

With double opening French doors to outside, door to under stairs storage cupboard, inset down lighting, radiator.

GROUND FLOOR WC

With an obscured window to the front aspect, fitted with a low level wc, wash basin, ceramic tiled flooring, heated towel rail / radiator.

FIRST FLOOR LANDING

With doors off to all first floor accommodation.

MASTER BEDROOM

13'1" x 11'4" (3.99 x 3.45)

With two windows to the front aspect, built in storage, radiator.

BEDROOM TWO

13'4" x 8'0" (4.06 x 2.44)

Bedroom to the rear aspect, radiator.

BATHROOM

Fitted with a low level wc, wash basin, 'P' shaped panelled bath with shower over and glass screen, tiling to all water sensitive areas, inset downlighting and extractor.

OUTSIDE

Rose Close is a private driveway and consists of just five homes. To the front each property has two allocated parking spaces with further space for visitors.

To the rear of the property is an enclosed rear garden which is mainly laid to lawn with a patio area.

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



