



APARTMENT 15 OLIVER CLOSE £925 Per month

SYSTON, LEICESTER, LE7 2NR

Unfurnished

A spacious and well presented first floor TWO bedroom apartment located within this exclusive gated development on the outskirts of Syston near Leicester.

The living area benefits from a large bay window offering plenty of natural light into the room with views overlooking the gardens. The property also has uPVC double glazing and electric heating throughout. The block of apartments are situated behind private gates and are within a 5 minute drive of the city centre.

In brief the property comprises of entrance hall with storage cupboard, living/kitchen, two bedrooms one of which has ensuite, bathroom and one off street parking space with 2 further visitor spaces.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment - Purpose Built



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via a hardwood door, storage cupboard, two electric wall heaters, intercom system and cupboard housing the freezer and Indesit washing machine.

KITCHEN/LIVING ROOM : (4.7 x 4.8m) A large room with bay window with views over the garden, a range of eye and base level units with laminate work surfaces, electric hob and newly fitted electric oven, stainless steel splashbacks and stainless steel extractor fan, under counter fridge, tiled splashbacks and laminate flooring.

BEDROOM ONE : (2.9 x 4.0m) A double bedroom with electric heater and door to ensuite.

ENSUITE : With low flush WC, ceramic sink, chrome heated towel rail, large shower enclosure with mixer shower, fully tiled splashbacks, tiled flooring and ceiling downlights.

BATHROOM : A modern bathroom with low flush WC, sink pedestal, panelled bath, chrome wall mounted heated towel rail, tiled splashbacks, tiled flooring and ceiling downlights.

BEDROOM TWO : (3.6 x 2.5m) A double bedroom with electric wall heater.

OUTSIDE : One dedicated parking space to the front and there are two visitor spaces available.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

LOCATION

To locate the property from Thurmaston, at the roundabout take the turning signposted Syston (Melton Road) and proceed down this road, take the second road turning on your left hand side into Oliver Close and the property is located behind the private gates (Roman Place).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : Chamwood County Council : Band B.

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage.

EPC : C.

STRICTLY NO PETS PERMITTED.

Deposit : £1067

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

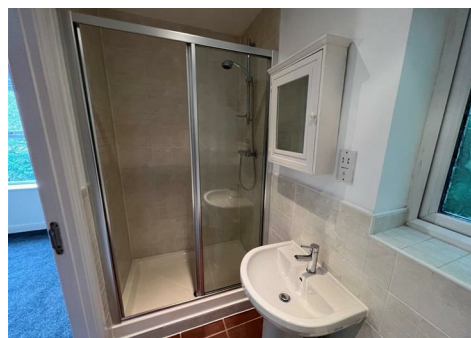
Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

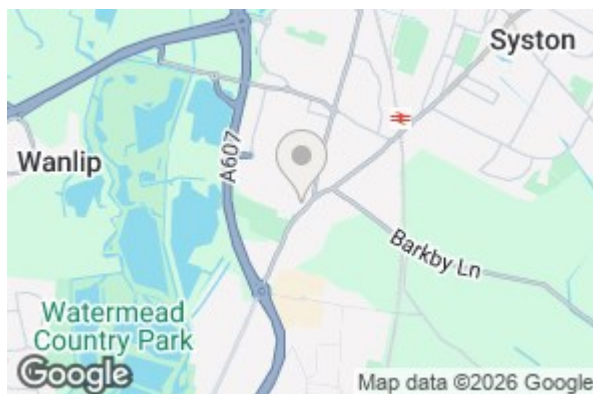
Construction: Brick under tile roof.

Relevant letting fees and tenant protection information



TERMS

RENT:	£925 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,067
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

