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

> SALES & LETTINGS









1 Harvest Close, Leicester, LE19 2JW

£795 Per Month

Available End of January. A well presented two bedroom quarter house with accommodation which in brief comprises: Entrance hallway, lounge, kitchen, two bedrooms and bathroom. Outside: Enclosed rear garden and OFF ROAD PARKING. The Property benefits from uPVC double glazing and gas central heating.

ENTRANCE HALLWAY
Via a Upvc front door, with storage cupboards off.

LOUNGE
With a window to the front aspect, stairs off rising to the first floor.

KITCHEN
Fitted with a range of eye level and base level units, rolled edge work surfaces and tiled splash backs. There is a fitted electric oven with a gas hob and extractor hood over. Space / plumbing for a washing machine and fridge / freezer.

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO
With a built in storage cupboard.

BATHROOM
Fitted with a white three piece suite to include: Low level w/c, pedestal wash basin and a paneled bath with a mixer tap and shower attachment.

OUTSIDE

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.

Early Termination of the Tenancy
Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on
the tenancy from the time of termination until the time of a new tenant moving in. A
maximum amount of unpaid rent payable will be the amount outstanding to the end of the
contracted tenancy term.

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.

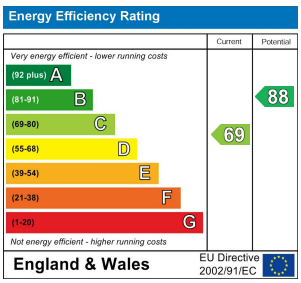
Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy.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

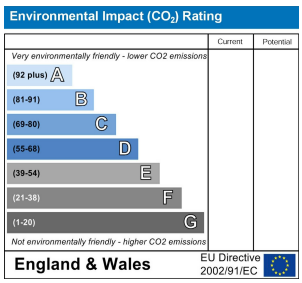
TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

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









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