

## 44a High Street, Kibworth, LE8 0HQ



### £675 Per Month

A recently re-decorated and re-fitted first floor apartment ideally situated in the centre of this popular small town. The accommodation is self contained and comprises: Ground floor entrance lobby, landing, brand new bathroom, open plan kitchen/ living room with fitted oven and hob, and a double bedroom. There is also a small, currently uncultivated, garden which can be made available, if required. The property is offered unfurnished and is available straight away.

*Service without compromise*

## Entrance Lobby

Accessed via upvc front door with opaque double glazed panel. Opaque double glazed window. Stairs rising to the first floor.

## Landing

Double glazed window to the side elevation. Door to bathroom and door to:-

## Open Plan Living Room / Kitchen 14'11" x 11'8" (4.55 x 3.56)



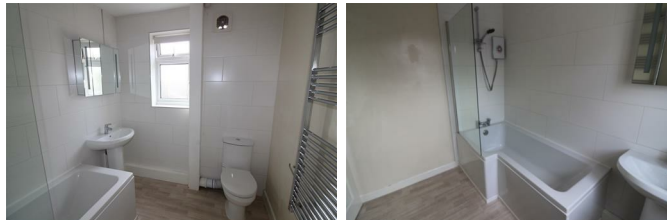
Range of high gloss white fronted, base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Space for refrigerator. Wood laminate flooring. Slimline electric storage heater. Television point. Built in shelved cupboards and shelving. Airing cupboard housing lagged hot water tank. Ceiling down lighters. Double glazed window to the rear elevation. Door to:-

## Bedroom 12'0" x 11'6" (3.66 x 3.51)



12' x 11' 6" (3.66m x 3.51m) Double glazed window to the front elevation. Telephone point. Fitted wardrobes. Slim line electric storage heater.

## Bathroom 8'0" x 6'9" (2.46 x 2.08)



8' 1" x 6' 10" (2.46m x 2.08m) Brand new white suite comprising panelled bath with electric shower fitment over, low level WC and pedestal wash hand basin. Complementary tiling. Extractor fan. Electric wall heater. Heated towel rail. Vinyl flooring. Opaque double glazed window.

## Outside

The property is accessed from the rear of the building via a secured gated pedestrian access. There is a small enclosed garden slightly separate from the rear of the apartment.

## Additional Information

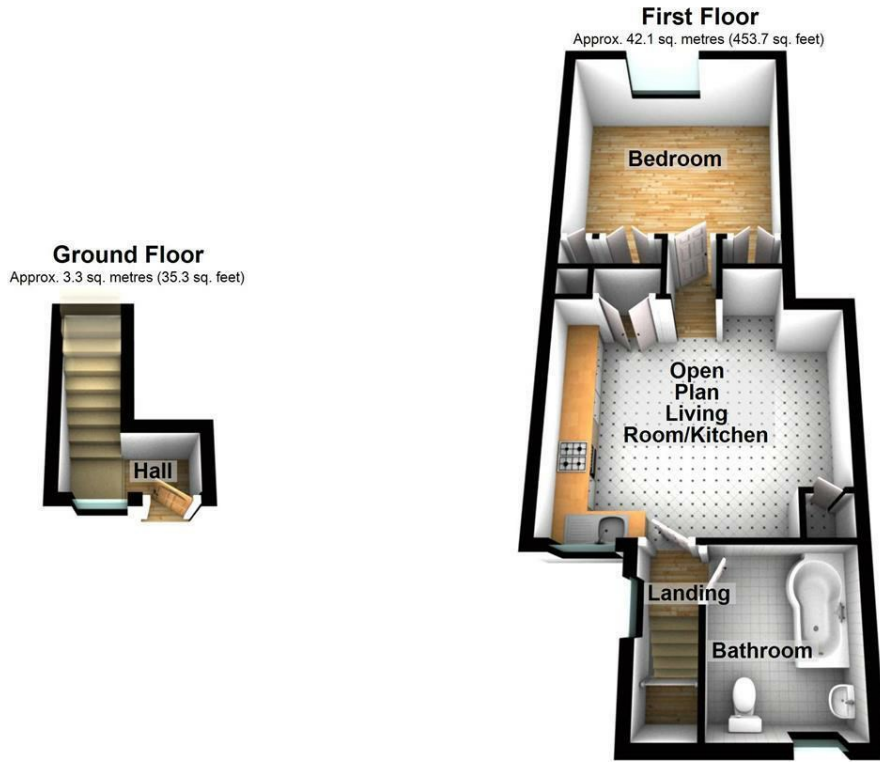
Council tax band A

Holding deposit based on £675 rent per calendar month amounting to £155

Damage deposit based on £675 rent per calendar month amounting to £778

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

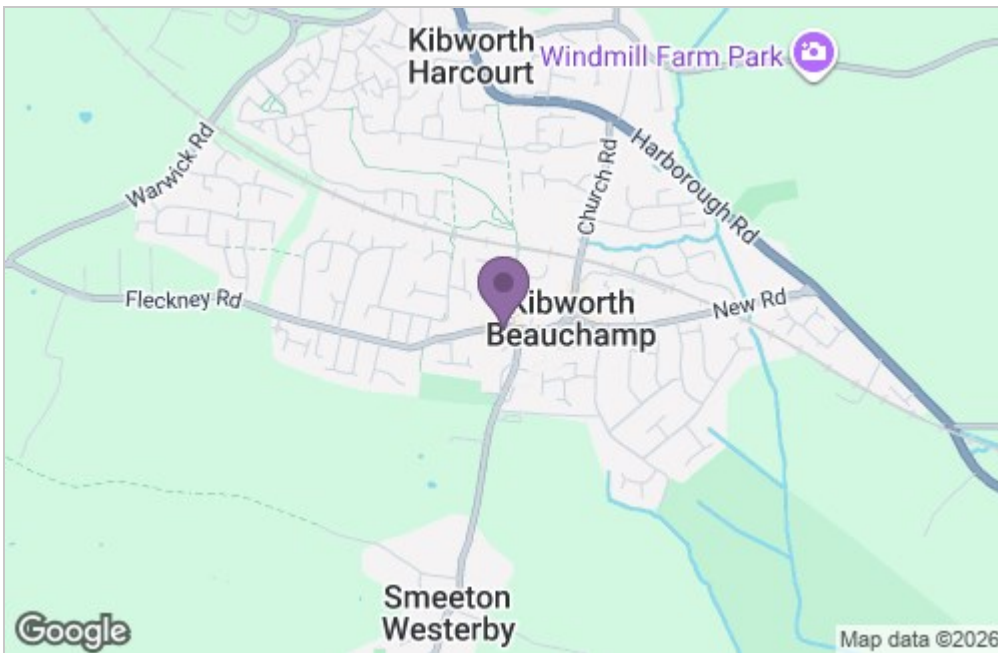
## Floor Plan



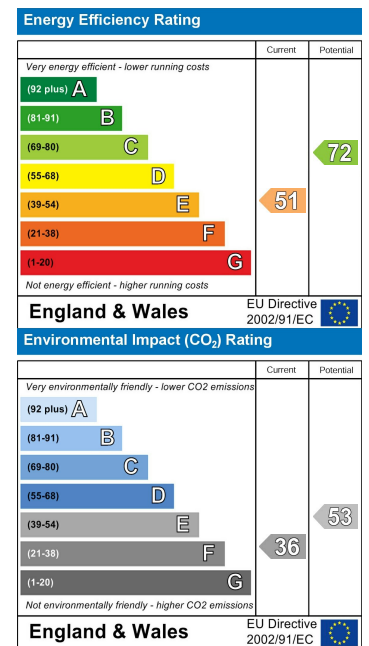
Total area: approx. 45.4 sq. metres (489.0 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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