

# Aston & Co

ESTATE & LETTING AGENTS



29 Vyner Close

Thorpe Astley, Braunstone, Leicester, LE3 3EJ

£1,000 Per Month



Available immediately. A very well presented two bedroom townhouse located in Thorpe Astley. The property comprises of; entrance hallway, downstairs W/C, lounge, kitchen diner all to the ground floor. To the first floor are two double bedrooms and a four piece bathroom suite. To the rear is a good size enclosed rear garden and there is off road parking for 2 vehicles.

- Available Immediately
- Two Bedroom Townhouse
- Off Road Parking
- Low Maintenance Rear Garden
- Well Presented Throughout
- Excellent Motorway Links
- EPC Rating - D
- Internet - Standard, Superfast & Ultra all available



## Location

Situated to the west of Leicester, Thorpe Astley is a popular and well-established residential suburb offering excellent access to the city centre and major road links including the M1 motorway and M69 motorway, ideal for commuters.

The area is particularly favoured by families and professionals, benefitting from local schooling, nearby green spaces and everyday amenities. Fosse Shopping Park is just minutes away, providing a wide range of shops, supermarkets and restaurants.

Comprising mainly modern homes built from the late 1990s onwards, Thorpe Astley offers a mix of detached, semi-detached and townhouses, making it a highly convenient and desirable place to live.

## Tenancy Information

Price : £1000.00

-Holding Deposit: £230.00

- Deposit : £1153.00 (including the holding deposit)

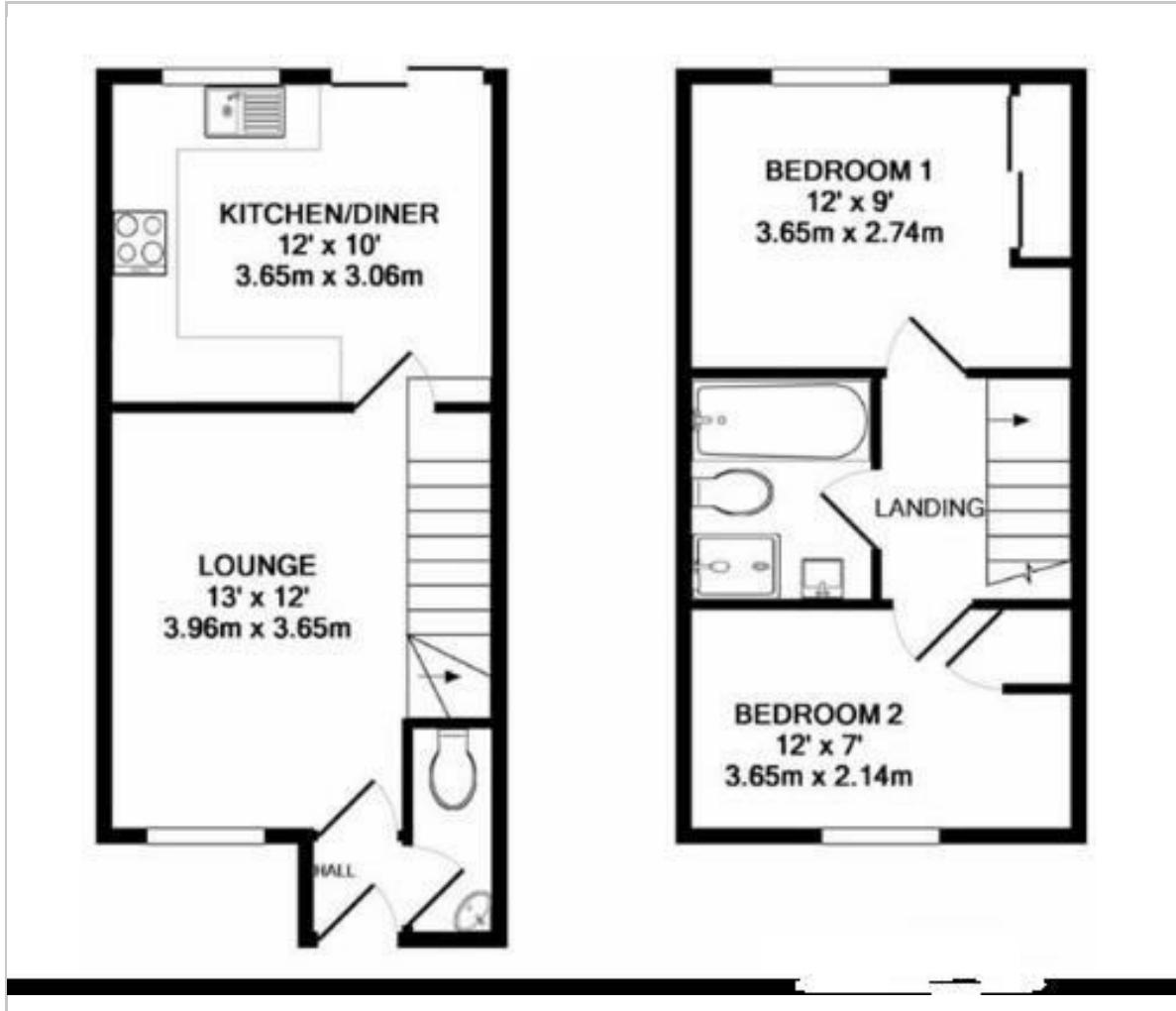
- Council Tax Band: B

## Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

