



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£600.00 Per calendar month

6A CHURCH STREET
LUTTERWORTH
LE17 4AW

- GALLEY KITCHEN, LARGE LOUNGE AND DOUBLE BEDROOM ON FIRST FLOOR
- SECOND BEDROOM AND BATHROOM ON SECOND FLOOR
- COUNCIL TAX BAND A
- UNSUITABLE FOR PETS OR CHILDREN DUE TO STEEP STAIRS ACCESS TO REAR

Lutterworth is located in a prime location in south Leicestershire with close proximity to the M1, M6 and A5 providing easy access to commuter routes and is close to the borders of Warwickshire and Northamptonshire. Lutterworth is a Market Town with a range of shops, restaurants and takeaways and also benefits from having three supermarkets. For a selection of major retailers, Fosse Park is approximately 13 miles away for a more extensive shopping experience.

DESCRIPTION

Available in May, this lovely first and second floor 2 bedroom flat is conveniently situated on Church Street in the historic Market Town of Lutterworth and benefits from being close to the M1, M6 and A5.

Situated on the first and second floor above a retail unit, this flat is conveniently located within Lutterworth town centre.

Having kitchen, lounge and bedroom on the first floor, with a further bedroom and bathroom on the second floor. The bathroom comprises a wash hand basin, low level flush WC, bath with shower attachment from the tap.

BUSINESS RATES

The Property is in Council Tax Band A.

EPC

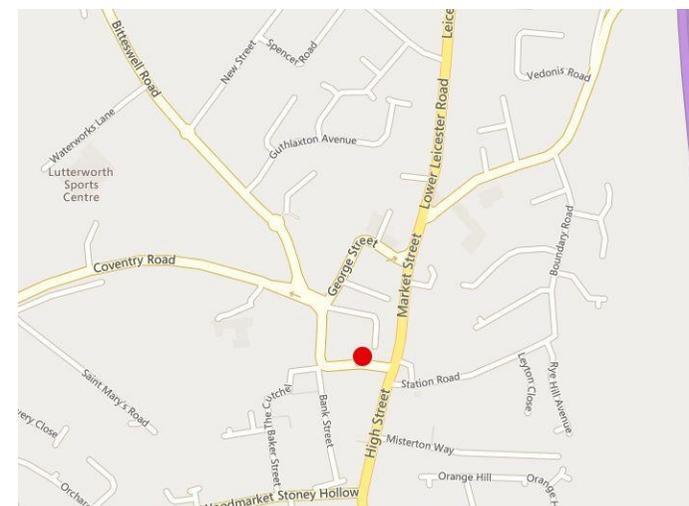
The property has an energy efficiency rating of 'E'.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other



acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.