



60 King Street, Leicester, LE19 4NT

£950 Per Month

A traditional and very spacious end of terraced home in the ever popular village of Enderby benefitting from OFF ROAD PARKING! The well appointed and REDECORATED accommodation briefly comprises: Entrance, Front AND rear reception rooms, Kitchen, Two DOUBLE bedrooms and Bathroom. Outside: Enclosed rear garden and DRIVEWAY parking.

Entrance

Front Reception Room

Via a Upvc front door, with windows to the side and front aspects, meter cupboard, radiator.

Rear Reception Room

With a window to the rear aspect, stairs off rising to the first floor, doors to a storage cupboard and to the kitchen, radiator.

Kitchen

With windows to the rear and side aspects, fitted with a range of base and eye level units with rolled edge work surfaces over and matching upstands. There is space / plumbing for a washing machine, cooker and fridge / freezer. Radiator.

First Floor Landing

With doors off to all first floor accommodation.

Master Bedroom

With window to the front and side aspects, feature fireplace, radiator.

Bedroom Two

With windows to the rear and side aspects, radiator.

Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin bath and shower enclosure, radiator.

Outside

The enclosed and low maintenance rear garden is laid to a paved finish with gated access which leads to off road parking.

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.

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

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

* THE local agent

* FREE market appraisal

* REALISTIC valuations based on local market knowledge

* EXTENSIVE advertising for maximum exposure

* COMPETITIVE fees

* REGULAR client feedback

* MORTGAGE advice available

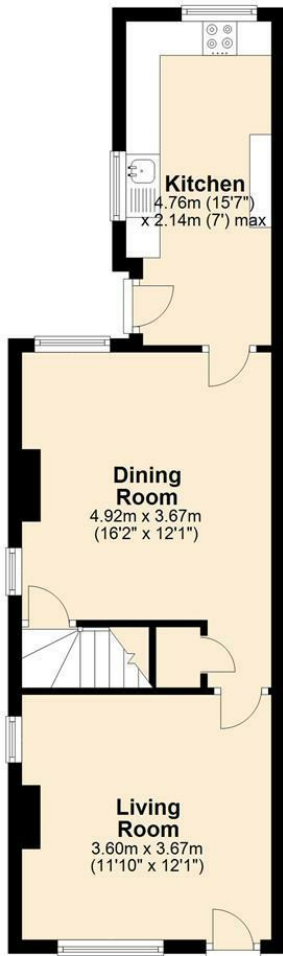
* NO sale no fee
* ACCOMPANIED viewing's where necessary
* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
CALL US NOW ON 0116 284 9636

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor
Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor
Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		