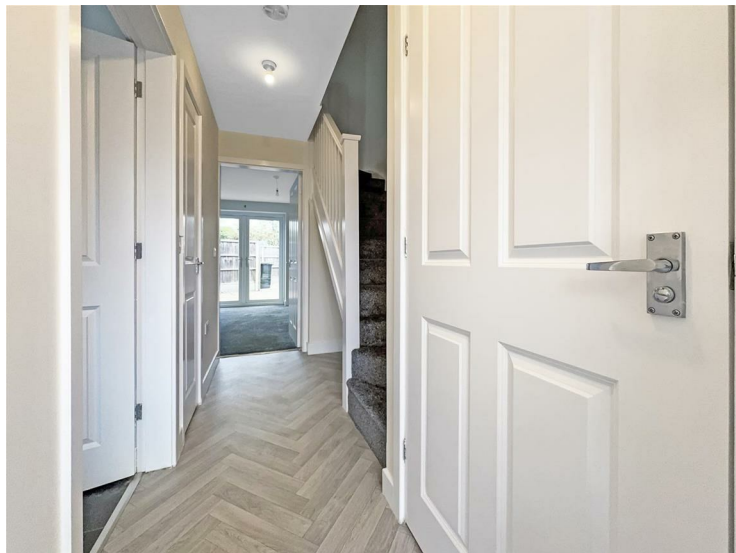


1A Newton Way, Leicester, LE9 6XF

£1,100 Per Month

Available Now! A modern detached home which has just been REDECORATED and has NEW FLOORING THROUGHOUT, situated in the popular south Leicestershire village of Broughton Astley. The well presented property briefly comprises: Entrance hallway, Fitted kitchen, Lounge / Dining room, Ground floor w/c. First Floor: Three bedrooms and a bathroom. Outside: Driveway parking and an enclosed rear garden.

Entrance Hallway



Entered via a uPVC and obscure glass paneled front door. The hallway has stairs off rising to the first floor, and doors to the kitchen, downstairs WC and storage cupboard.

Kitchen

9'06 x 9'00 (2.90m x 2.74m)



With a window to the front aspect and a radiator. The kitchen is fitted with a range of eye and base level units with rolled edge work surfaces and tiled splash backs, with space/plumbing for a washing machine and fridge freezer, tiled floors and a radiator.

Downstairs WC

0.83 x 1.55 (0.00m.25.30m x 0.30m.16.76m)



With an obscure window to the front, tiled floor, low level WC, pedestal wash hand basin, and radiator.

Living/Dining room

15'08 x 14'04 (4.78m x 4.37m)



With double opening French doors giving access to the outside, window to the side aspect and radiator.

First Floor Landing

With doors off to all first floor accommodation, storage and loft access.

Master Bedroom

15'08 x 9'06 (4.78m x 2.90m)



With two windows to the front aspect, radiator.

Bedroom Two
8'08 x 8'03 (2.64m x 2.51m)



With a window to the rear aspect, radiator.

Bedroom Three
8'08 x 7'01 (2.64m x 2.16m)



With a window to the rear aspect, radiator.

Bathroom



With an obscure glazed window to the side, low level WC, pedestal

wash hand basin, paneled bath with shower over and glass screen, and heated towel rail.

Outside



There is an enclosed and low maintenance rear garden with paved patio area with gravel finish. Off road parking to the front of the property.

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

Opening Hours

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



