



62 Richmond Road, Leicester, LE2 8BA

£940 Per Month

Situated within easy reach of Leicester City Centre, this charming Victorian home retains a wealth of charm and character with spacious and well appointed accommodation briefly comprising: Entrance, Two reception rooms, Kitchen, Two double bedrooms and a Bathroom. Outside: Generous and enclosed rear garden.

Available End of October.

Hallway

With doors to both reception rooms.

Front Reception Room

With a bay window to the front aspect and a feature fireplace.

Rear Reception Room

With a window to the rear aspect, stairs off rising to the first floor, feature fireplace and a door to the kitchen.

Kitchen

With a window to the side aspect and a door to outside. The Kitchen is fitted with a good range of eye level and base level storage units with worksurfaces over and space / plumbing for a range of appliances.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One

With a window to the front aspect and a feature fireplace.

Bedroom Two

With a window to the rear aspect and a storage cupboard.

Family Bathroom

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

Outside

The large rear garden is laid largely to lawn with various surrounding borders and planted areas.

There is a large patio area together with a brick-built outhouse.

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

Opening Hours

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



