CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









4 Oaks Court, Leicester, LE19 3XP

£775 Per Month

Situated on the ever popular Pastures development in Narborough, this well presented QUARTER HOUSE has accommodation briefly comprising: Entrance hall, Living room, Kitchen, Two bedroom and a Bathroom. Outside: Garden area and DRIVEWAY parking.

Hallway

Living Room



With a window to the front aspect, stairs off rising to the first floor and a door to the kitchen, radiator.

Additional Image



Kitchen



With a window to the side aspect, fitted with a range of eye level and base level storage units with worksurfaces over and splashbacks. There is space / plumbing for a range of white goods, together with a fitted oven, hob and extractor.

First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, built in storage, radiator.

Bedroom Two



With a window to the front aspect, radiator.

Bathroom



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and a bath with glass screen and shower over. Radiator.

Outside

To the front of the property is lawned area, and driveway parking is available to the side.

Opening Hours

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

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

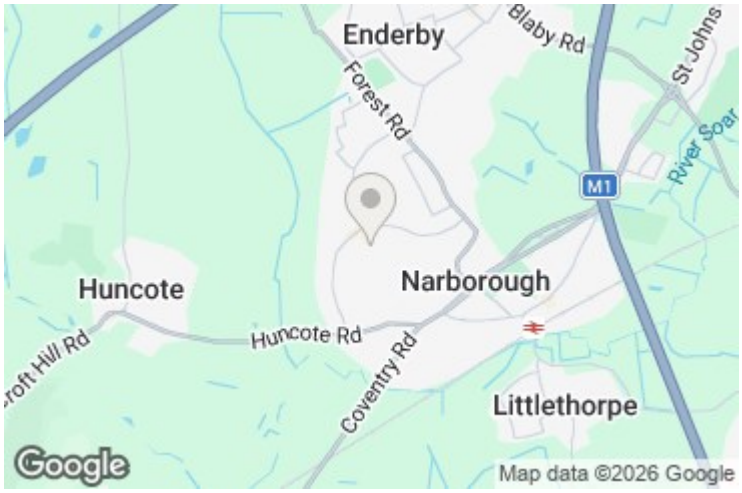
Other Permitted Payments

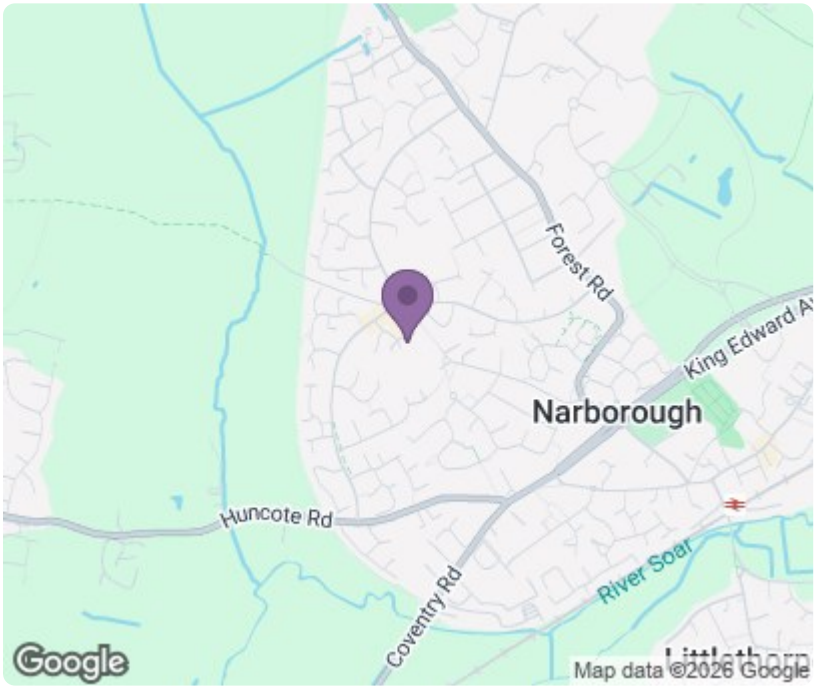
Any other permitted payments not included above under the relevant legislation including
contractual breaches and damages.

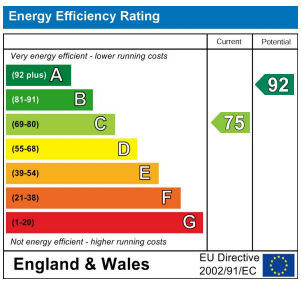
Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy. Court action may be taken by the Landlord against the
tenant to recover such unpaid costs during the tenancy.

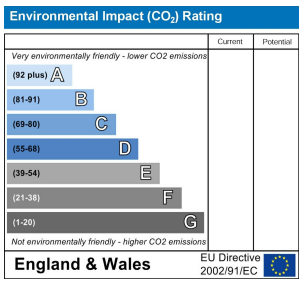
TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP









Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293