



11e Croft Road, Cosby, LE9 1SF

£950 PCM

A two bedroom townhouse situated in the popular village of Cosby. With accommodation briefly comprising:
Entrance hallway, lounge, fitted kitchen, ground floor w/c. First Floor: Two bedrooms and a bathroom.
Outside: Enclosed and low maintenance rear garden and off road parking for one car. Sorry no pets.

ENTRANCE HALLWAY

Via a timber/ obscured glass panel front door with tiled flooring which continues through into the kitchen and downstairs w/c. Doors off to the lounge, kitchen and downstairs w/c. Stairs off rising to the first floor, radiator.

DOWNSTAIRS W/C



Fitted with a low level w/c and wash basin, inset down lighting and an obscured window to the front aspect. Heated towel rail / radiator.

FITTED KITCHEN

10'1" x 5'8" (3.07 x 1.73)

Fitted with a contemporary range of eye level and base level units with rolled edge work surfaces and tiled splash backs. There is a fitted electric oven with four ring electric hob and extractor hood over. Integrated fridge / freezer and space for a washer dryer. Window to the front aspect.

LOUNGE

13'3" x 12'8" (4.04 x 3.86)

With double opening French doors to the outside, large under stairs storage cupboard, inset ceiling lights and radiator.

ADDITIONAL PICTURE

FIRST FLOOR

LANDING AREA

With doors off to all first floor accommodation.

BEDROOM ONE

11'1" x 12'9" (3.38 x 3.89)

With a built in storage cupboard, two windows to the front aspect, radiator.

ADDITIONAL PICTURE

BEDROOM TWO

12'8" x 7'2" (3.86 x 2.18)

With a window to the rear aspect, radiator.

BATHROOM

Having been fitted with a white three piece suite comprising of a low level w/c, pedestal hand basin and 'P' shaped panel bath with glass screen and shower over. Inset down lighting, tiled floor, heated towel rail / radiator.

OUTSIDE

The enclosed and low maintenance rear garden is laid to a paved and gravel finish. There is gated access which leads to the side of the property with driveway parking to the rear.

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





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	