CARLTON ESTATES

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

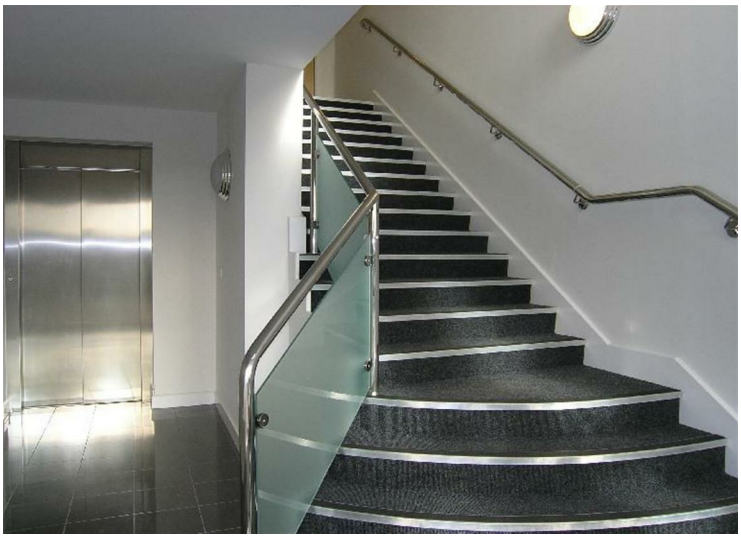
> SALES & LETTINGS

8 The Pinnacle, Narborough, LE19 2AA

£895 Per Month

A fabulous two bedroom first floor apartment situated in this popular development in the village of Narborough. In brief the accommodation comprises; Hallway, Living room with open plan fitted kitchen, TWO BEDROOMS with en suite to master, Bathroom. A fully serviced communal area provides a stairway and lift for access whilst OUTSIDE there is car parking and a residents' garden area. Sorry strictly no pets due to the terms of the Head Lease.

COMMUNAL ENTRANCE



Via a security coded door with video entry system. Stairs and lift giving access to all floors.

ENTRANCE

Via a timber door with doors off to all accommodation and three storage areas.

LOUNGE AREA

22'5" x 12'4" (6.83 x 3.76)

(Measurement is combined total area for lounge and kitchen area).The living area has two windows to the front aspect, radiator.

ADDITIONAL IMAGE

KITCHEN AREA

The kitchen area is fitted with a quality range of eye level and base level units (with courtesy under lighting) with work surfaces over. There is a double electric oven with a fitted gas hob and extractor hood over. There is an integrated washer/dryer and fridge/freezer.

MASTER BEDROOM

15'1" x 8'6" (4.60 x 2.59)

With feature double opening French doors onto a Juliet balcony, built in storage cupboard / wardrobes, door to en-suite, radiator.

EN-SUITE

Fitted with a low level w/c, pedestal wash basin and a separate shower cubicle with electric shower. There is tiling to all water sensitive areas, heated towel rail / radiator.

BEDROOM TWO

11'6" x 6'2" (3.51 x 1.88)

With a window to the front aspect, radiator.

BATHROOM

The bathroom is fitted with a three piece suite comprising of a low level w/c, pedestal wash basin and a paneled bath with a shower over and glass screen. There is tiling to all water sensitive areas, inset down lighting and a radiator.

OUTSIDE

With a residents garden area and allocated 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

Opening Hours

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

Huncote
Huncote Rd
Coventry Rd
Littlethorpe
M1
River Soar
Google
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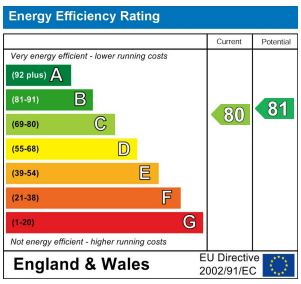

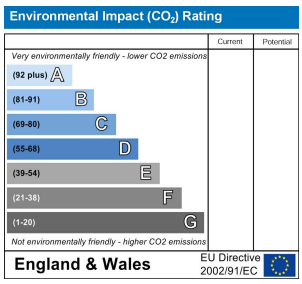

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