



## 8 The Pinnacle, Narborough, LE19 2AA

**£895 PCM**

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.

## 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.

#### 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

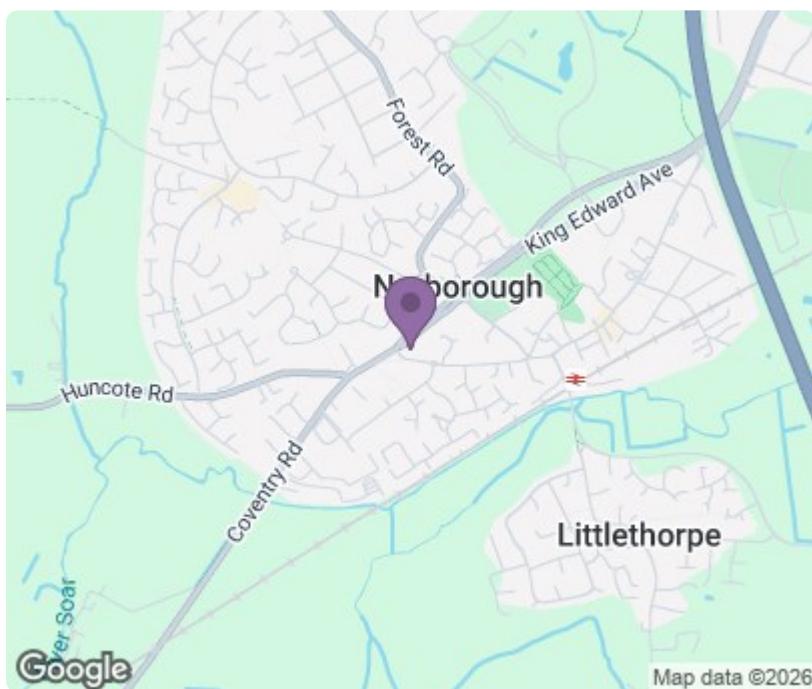
The Property Ombudsman – Membership number – D0157

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





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		Current	Potential
<b>Energy Efficiency Rating</b>			
Very 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		

		Current	Potential
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		