



HAMILTON

FLAT 63, 4 BIRKBY CLOSE, LEICESTER, LE5 1PS

£550 p.m.x.
Part Furnished

A stylish one bedroom first floor apartment situated to the north east of Leicester and convenient for many local amenities. The property has uPVC double glazed windows and electric heating. The accommodation briefly comprises communal entrance, hall, open plan living room with kitchen area, double bedroom and a bathroom. Outside there is a gated entrance and one allocated parking space.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Stylish apartment

ACCOMMODATION

ENTRANCE HALL with entrance door, intercom system, two fitted storage cupboards, and an electric heater.

OPEN PLAN LIVING ROOM AND KITCHEN (14'5" x 10'1") with double glazed doors to front, laminate flooring, downlights, TV point and an electric heater.

KITCHEN AREA (10'11" x 6'4") with a range of wall and base units, work surfaces, stainless steel sink top, integrated electric hob and electric oven below, stainless steel splash back with cooker hood above, integrated dishwasher, space for fridge freezer and washing machine.

DOUBLE BEDROOM (10'11" x 10'4") with window to front, laminate flooring and an electric heater.

BATHROOM with white suite comprising panelled bath with shower over, washbasin with storage cupboard below and w.c., part tiled walls, tiled flooring and extractor fan.

OUTSIDE

Gated entrance driveway.
One allocated parking space.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which means floor coverings, integrated appliances and cooking facilities.

TERMS

RENT: £550 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £630

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A.

EPC: This property has an Energy Performance Efficiency Rating Band B.

Ref: 8135-7929-3260-0025-1902

A full copy of the EPC is available upon request or can be downloaded from:

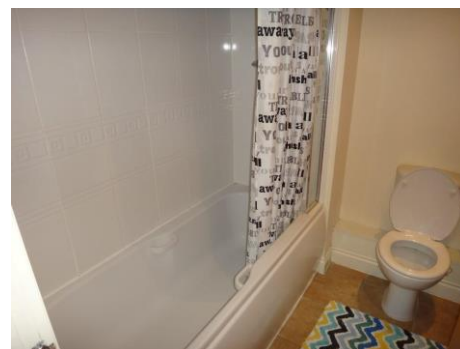
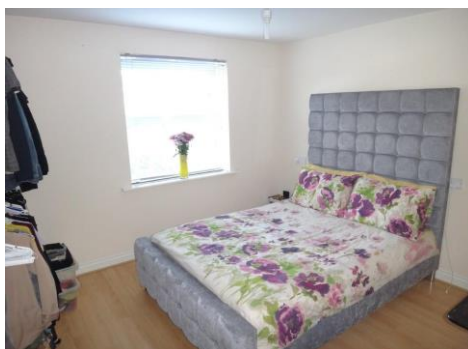
<http://www.epcregister.com/>

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link:

<https://www.ukala.org.uk/>

LOCATION

From Thurmaston Lane take Sandhills Avenue and continue straight ahead at both traffic islands. Take the fifth turning on the left into Hornby Road and left again into Birkby Close, the block will be found on the left hand side.



**BRITISH
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AWARDS**
2018-2019

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