

21 JACK HARDY CLOSE

SYSTON, LE7 2DW

£900 Per month

Unfurnished

A well presented first floor two bedroom apartment located in the popular town of Syston, located close to the city of Leicester. The apartment benefits from gas fired central heating, uPVC double glazing and a modern kitchen and bathroom.

The apartment comprises of entrance hall, two double bedrooms, bathroom and an open plan kitchen living area.

The property would ideally suit a professional individual or couple looking for a modern apartment situated 6 miles from the city of Leicester.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

2 bedroom Flat - Purpose Built









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL : with radiator, intercom system and storage cupboard.

KITCHEN/LIVING ROOM : (18.09 x 20.02 ft) a modern open plan layout with a range of eye and base level units, laminate worktops, fridge, freezer and washing machine (fridge/freezer and washing machine not to be maintained or replaced by landlord), stainless steel sink, integrated electric oven, integrated gas hob, stainless steel splashback, Hotpoint stainless steel extractor fan, two radiators.

BEDROOM ONE : (12.00 x 8.10 ft) a double bedroom with radiator.

BEDROOM TWO : (10.00 x 12.00 ft) a double bedroom with radiator and built in wardrobe (wardrobe door is open but cannot be closed).

BATHROOM : a modern 3 piece suite comprising of panelled bath with screen and mixer shower, ceramic sink built into unit, large mirror fronted medicine cabinet, low flush WC, travertine effect mermaid board splashbacks, chrome heated towel rail, wood effect vinyl floor and ceiling spotlights.

OUTSIDE : one allocated parking space and visitor parking.

LOCATION
To locate the property head into Syston on Melton Road, proceed down this road for half a mile then turn left into Brighton Avenue.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : Charnwood Council - Band B.

PARKING : The parking space is Number 16. Tenant will have to apply to the Management Company for a car parking pass with their registration number.

DEPOSIT : £1,038

SERVICES : Main Electric, Gas, Water and Drainage.

EPC : Rating B.

INTERNET : Fibre and ADSL available.

STRICTLY NO PETS PERMITTED DUE TO LEASEHOLD

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant 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 Shouler & Son Surveyors the Agent)
Holding Deposit: 1 weeks rent
Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)
Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate
Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable
Utilities gas, electricity, water
Communications telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax
Other permitted payments
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection
Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER
TENANT FEES
Upfront Applicant and Referencing Fees - Nil.





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TERMS

RENT:	£900 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,038
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band B. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/

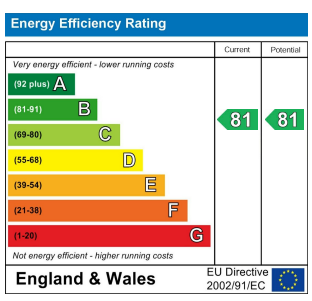


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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