

To Let Unfurnished 32 Norbury Close, Market Harborough, Leicestershire LE16 9BH



Well situated in this established location close to the canal towpath is this modern starter home.

The accommodation comprises lounge, kitchen, landing, double bedroom and bathroom and benefits from electric storage heating. Outside there is off road parking.

£470 per calendar month (exc)

32 Norbury Close, Market Harborough LE16 9BH

GENERAL REMARKS AND STIPULATIONS

The Accommodation Comprises:

LOUNGE – Front Entrance door with obscure glazed panel, stairs rising to first floor landing, wall mounted gas coal effect fire, electric storage heater, TV aerial point, telephone point, window to front elevation, door way to

KITCHEN— A galley style kitchen with double wall mounted unit and stainless steel single drainer sink unit with cupboard under, base drawer unit, Breakfast bar with storage space under, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer. Gas and electric cooker point, tiling, understairs storage cupboard, window to side elevation.

FIRST FLOOR LANDING - Access to loft space, airing cupboard housing hot water cylinder with shelving under.

BEDROOM - Window to front elevation, electric storage heater, built in double wardrobe with rail and storage space over.

BATHROOM - panelled bath with shower fitment over, low level WC, pedestal wash hand basin, complementary tiling, electric wall heater, opaque glazed window.

OUTSIDE - There are small lawned areas to the front and side of the property and tarmaced hard standing for one vehicle.

SERVICES

Mains water, gas, electricity and drainage are connected to the property.

DIRECTIONS

From Market Harborough town centre follow the High Street onto Leicester Road and take the first left turn onto Fairfield Road. Take the first right onto the Fairway and then left at the junction onto Northleigh Grove. Take the second left turn onto Norbury Close and the property is situated just off the road on the right hand side.

OUTGOINGS

The Property is in Band A for Council Tax purposes.

TENANCY

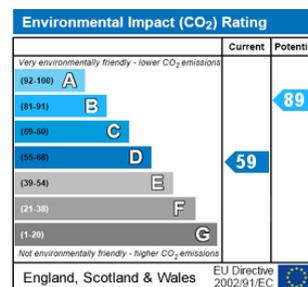
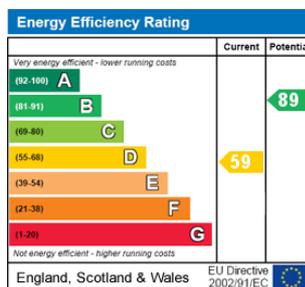
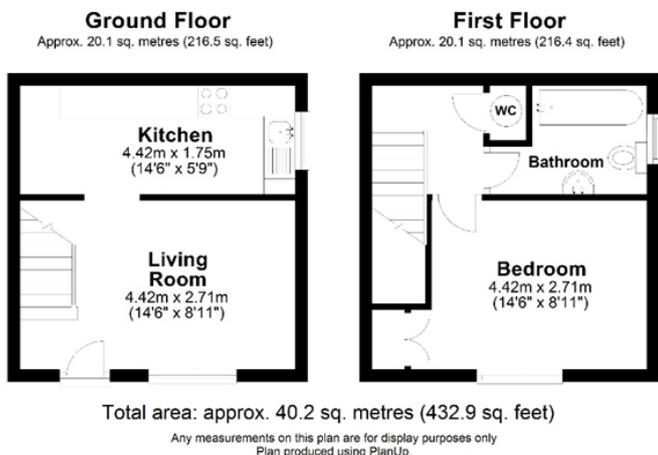
The property will be let on either a six or twelve months Assured Shorthold Tenancy at a rental of £5,640 per annum (£470 per calendar month) exclusive payable monthly in advance. A deposit of £550.00 will be payable on entry and held by the Landlord under the Tenancy Deposit Scheme without interest and this will be repaid at the end of the term subject to there being no dilapidations or arrears of rent. In addition, the tenant will be responsible for paying all rates and taxes levied on the property.

FEES

E A Lane & Sons Ltd charge an application/administration fee of £160 plus VAT. If a second person intends to reside at the property then a further application fee of £50 plus VAT will be required. The application/administration fee covers the cost of credit scoring, referencing, preparing agreements and registered the deposit with the Tenancy Deposit Scheme.

VIEWING

Strictly by prior appointment through the Sole Agents Tel: 0116 2336433.



T: 0116 2336433

E A Lane & Sons, 100 Regent Road, Leicester LE1 7DG
lettings@ealane.com

www.ealane.com

MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTION ACT 1991

Messrs. E.A. Lane & Sons, for themselves and for the Vendor of this property, whose agents they are, give notice that: The particulars are set out as general outline for guidance of intending purchasers and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars or the General Remarks, Information, Stipulations and Contract of Sale, the latter shall prevail. All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor E.A. Lane & Sons, the selling agents, are responsible for such faults and defects, or of any statements contained in the particulars of the property by the said agents. The purchaser(s) shall be deemed to acknowledge that he/they has/have not entered into this contract in reliance on any said statements, that he/they has/have satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission, or mis-statements shall not entitle the purchaser(s) to rescind or to be discharged from a contract, nor entitle either party to compensation or damages. No person in the employment of E.A. Lane & Sons has any authority to make or give any representation or warranty whatever in relation to the property.