



12, SWIFT HOUSE, MARKET HARBOROUGH, LE16 7GL

£695 PER MONTH

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A modern spacious one bedroom apartment within easy reach to the Mainline Train Station and town centre. The property is approached by a communal secure entrance. The accommodation comprises of an entrance hall/study area, open plan kitchen/lounge to include appliances, balcony off the lounge, one double bedroom and a bathroom with shower over bath. There is secure underground parking. EPC rated C. Council Tax Band B. Rent £695. Deposit £801. Unfurnished. No Pets. Electric heating. Available beginning July on a fixed term six month contract with the option to renew.

Andrew Granger & Co will charge a holding fee of £90.00 when you apply for a property.



The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws from the proposed agreement (decides not to let) or fails to take all reasonable steps to enter an agreement (ie not responding to reasonable requests for information required to progress the agreement), then the holding deposit will not be returned.

We will inform the applicants in writing with our reason for retaining the holding deposit within 7 days of deciding not to enter the agreement or the 'deadline for agreement'.



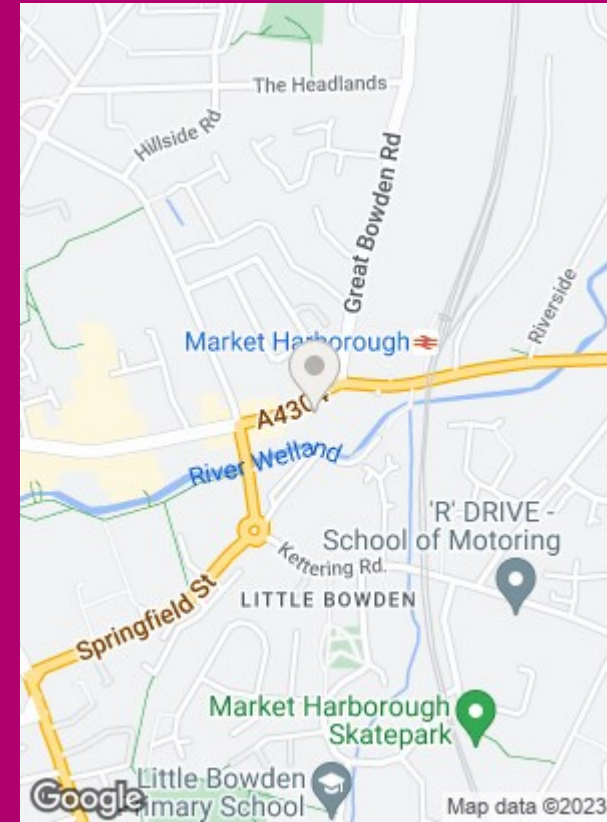
Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.







## LOCATION



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6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



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