



21, WOODLANDS COURT, LEICESTER, LE2 4QE

£995 PER MONTH

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A detached house located in the popular area of Oadby and close to local amenities. The accommodation comprises of an entrance hall, cloakroom, lounge, doors leading through to a kitchen/diner with patio doors out to the rear garden. To the first floor there are two double bedrooms, a further single bedroom and a family bathroom with shower over the bath. To the exterior of the property there a single garage and garden. Pets considered £25pcm extra. Unfurnished. EPC - C. Council Tax C. Gas central heating. Rent £995pcm. Deposit £1,148. Available from 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.



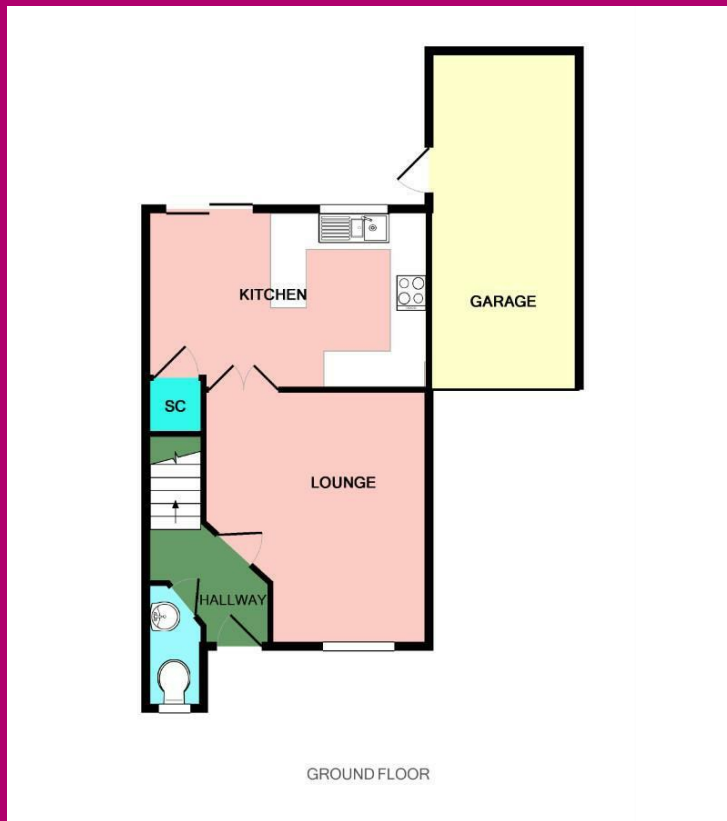
The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws 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'.

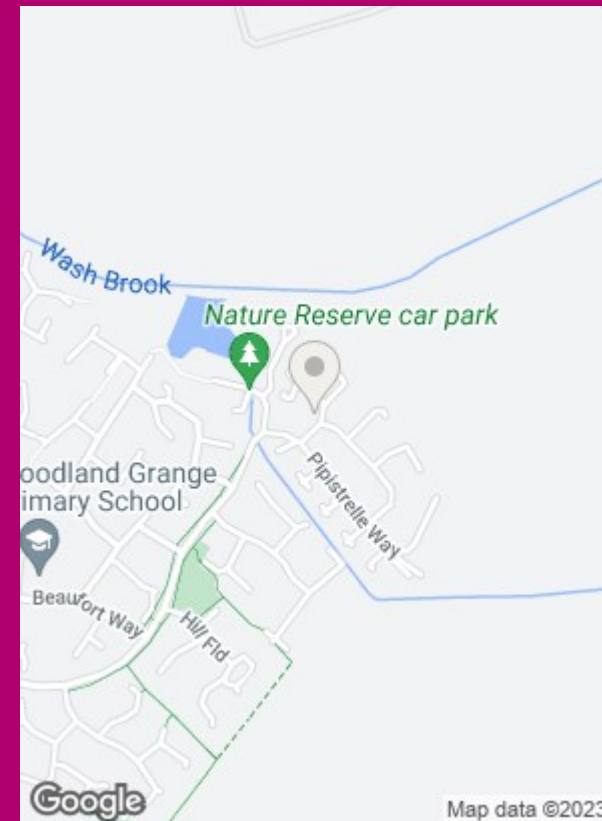
Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.







LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.

2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.

3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.

5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.

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.

Call 01858 439 080

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RICS



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