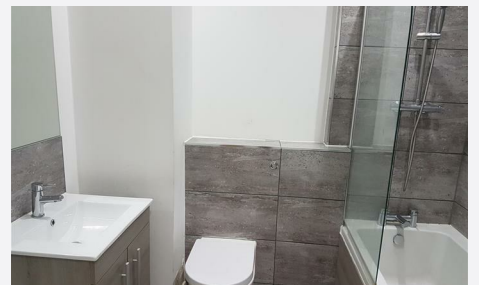




99 BURLEYS WAY

Leicester, LE1

£675 PCM



- Available 07.02.2020
- Unfurnished
- City Centre Location
- One Double Bedroom
- EPC Rating - C

centrick 

42 Queens Road
Nottingham NG2 3DT

0115 855 9720

99 Burleys Way

Leicester, LE1

GREAT CENTRAL LOCATION

Equinox House is located on Burleys Way offering highly convenient access to Leicester city centre.

Available from 7TH FEBRUARY on an UNFURNISHED basis, the apartment briefly comprises of entrance hallway, main bathroom with shower over bath w.c and sink, large kitchen area with high spec fittings including integrated washing machine, fridge/freezer, dishwasher and oven/hob, open plan living area and well sized bedroom. These apartments also have the benefit of parking at an additional cost of £50pcm, high energy efficiency rating, intercom system and CCTV in communal areas.

For more information or to arrange a viewing call Centrick.

*Photos are for marketing purposes only, the property is offered on an UNFURNISHED basis.



Tenant Costs & Application Process

1. All properties are available subject to contract and satisfactory referencing.
2. Availability dates are subject to satisfactory references being returned and to the acceptance of the landlord.
3. When you have found a property that you would like to rent, we ask that you pay your 1 weeks holding deposit (*this is to reserve a property.*
Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
4. Once your references have been checked, the contracts will be drawn up *Five weeks' rent (under £50,000pa) or Six weeks' rent (over £50,000pa). This covers damages or defaults on the part of the tenant during the tenancy*
5. The first months rent must be paid before the keys are signed over to you via debit card, cash (up to £2,000) or bank transfer. Please allow sufficient time for funds to clear if using this method.
6. To ensure that all rental payments are received by Centrick on the due date, a standing order must be setup three days before the rent is due.

Disclaimer: The particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract and are produced in good faith and set out as a general guide only. The intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No employee of Centrick Property (and their Joint Agents where applicable) has the authority to make or give any representation or warranty in respect of the property. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. **Money Laundering:** We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		80	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		66	66