



BRENDON CLOSE

SHEPSHED, LE12 9BG

£425 PCM

This GROUND FLOOR ONE BEDROOM APARTMENT, being well-presented throughout, offers a LIVING DINING KITCHEN, DOUBLE BEDROOM, DRESSING ROOM, shower room and benefits from PVCu DOUBLE GLAZING and electric heating. With ample residents parking and situated in a quiet cul de sac, all adding up to the ideal 'bijou' residence!

 EDWARDS
SALES AND LETTINGS

BRENDON CLOSE

ONE BEDROOM | LIVING DINING

KITCHEN | DRESSING ROOM |

SHOWER ROOM | WELL PRESENTED

THROUGHOUT | RESIDENTS PARKING



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KITCHEN/LIVING ROOM

14'7" x 8'6" (4.44m x 2.59m) Kitchen area:

The kitchen is fitted with a modern range of wall, base and drawer units with laminate work surfaces and tiled splash back. Stainless steel sink drainer, integrated hob with extractor over, under-counter washing machine and fridge, laminate flooring.

Living area:

PVCu window, carpeted flooring and electric heater.

BEDROOM

8'7" x 5'10" (2.62m x 1.78m) PVCu window, carpeted flooring, storage cupboard and electric heater.

DRESSING ROOM

8'7" x 3'11" (2.62m x 1.19m) Carpeted flooring, electric heater.

BATHROOM

8'7" x 4'2" (2.62m x 1.27m) Fitted with a three piece suite comprising shower cubicle, wash hand basin and close coupled W.C. Tiling to floor and walls.

OUTSIDE

Communal carpark.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

It should not be assumed that items shown in our photographs are included in the let of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

HOLDING DEPOSIT

One week's rent. 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.

SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

LOST KEYS

Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the

preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band A

Viewings – By Appointment Only

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements