

KING WEST

TO LET



24 Main Street, Rockingham, Market Harborough, Leicestershire LE16 8TG

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Corby 2.5 miles
Kettering 9 miles
Market Harborough 11 miles
Leicester 24 miles
(Distances are approximate)

A well-proportioned 1 bedroom stone mid-terrace Cottage with a small garden and off road parking.

Description

The property is situated in the heart of Rockingham village with easy access to both the A47 and the A43.

The property benefits from oil fired central heating and secondary glazing to the road side windows.

KING WEST

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Market Harborough
Leicestershire
LE16 7NB

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Land & Estate Agents • Commercial • Town Planning & Development Consultants
Offices – London • Market Harborough • Stamford

These particulars are intended as a guide and must not be relied upon as statements of facts.

The Property

GROUND FLOOR.

Sitting Room	Carpeted with fireplace (3.64m x 3.09m).
Kitchen	Fitted units, boiler and under stairs cupboard for storage (4.81m x 1.98m).

FIRST FLOOR

Landing	Carpeted Leading to:
Bedroom 1	Double bedroom (3.64m x 3.67m).
Bathroom	Bath, electric shower, WC and wash hand basin (1.98m x 2.35m).

EXTERNALLY

Outbuilding	Storage space.
Garden	Easy to maintain garden with oil tank.
Off Road Parking	At the rear of the property.

General Information

Services

The property has mains electric and water, with oil central heating. The property is on mains drainage.

Council Tax

Corby Borough Council, Band C. The current annual payment is £1290.02 for 2014/15. Prospective tenants are asked to make their own enquires to Corby Borough Council.

Tenancy

To be let on an Assured Shorthold Tenancy for a minimum period of 12 months, from 1 November 2014. The property is unfurnished.

Rent

The asking rent to be £575.00 per calendar month, to be paid in advance of the 1st day of every month by Standing Order.

Referencing

A non-refundable administration charge of £100.00 will be payable to the letting agents, KING WEST on application to rent the property for the purposes of referencing the applicant.

Pets

Pets will be subject to the Landlord's consent

Deposit

A deposit of £1,150.00 will be held by the Landlord under the Tenancy Deposit Scheme until the end of the term, repayable subject to there being no dilapidations or outstanding rent or any other tenant breaches. The tenants will be responsible for the payment of the Deposit Registration fee which is currently in the region of £30.

Tenancy Agreement

A copy of the Landlord's standard Assured Shorthold Tenancy Agreement is available upon request.

Viewing

Viewing is strictly by appointment only and arrangements can be made between 9am and 5am Mon-Fri to be made through the letting agents, King West, 10 Church Square, Market Harborough, Leicestershire, LE16 7NB. Telephone: 01858 435 970.

Important Notice

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the important notice below.

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

No person in the employment of Messrs King West has any authority to make or give any representations or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the landlord.

No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties, which have been sold, let or withdrawn.

It should not be assumed that the property has all the necessary planning, building regulation or other consents. Where any reference is made to planning permissions or potential uses such information is given in good faith.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty whatever in relation to this property.

October 2014

KING WEST

