

32 Leighton Avenue, Loughborough, Leics LE11 0WE **£300 p.m.x Part Furnished**

A modern self contained first floor studio home located on the outskirts of Loughborough. This property would be ideal for a single professional person.

LOCATION

To locate the property, take Ashby Road out of Loughborough, turn right into old Ashby Road, and take a left into Ravensthorpe Drive. Leighton Avenue is the third road on the left.

TERMS

RENT:	£300 per calendar month, in advance, exclusive of rates and council tax
DEPOSIT:	£350
FEES:	£100 being cost of the inventory and agreement fee plus VAT
APPLICATION FEE:	£40 inc VAT
TERM:	A one year shorthold tenancy is offered
SERVICES:	Mains electricity, gas, water and drainage
VIEW:	Strictly by appointment with Shouler & Son
COUNCIL TAX:	Band A

ACCOMMODATION

Bedsitting Room with electric convector heater

Kitchen with stainless steel sink unit, laminate topped work surface, eye height cupboard and base units

Bathroom with pampas suite of panelled bath and low flush w.c.

Dressing Room with Pampas wash basin in vanity unit, airing cupboard, fitted electric immersion heater and laminate top dressing unit with built in cupboard over

OUTSIDE:

Parking space

Viewing is strictly by appointment with the sole agents.

Tel: (01664) 410166

www.shoulers.co.uk

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only

Wilton Lodge, Wilton Road,
Melton Mowbray, Leics LE13 0UJ
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Fax: (01664 410520)
Web Site: www.shoulers.co.uk
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These particulars are intended to give a fair description but their accuracy is not guaranteed, nor do they constitute an offer or contract. Negotiations must be conducted through Shouler & Son, the Owner's agents.

PLEASE NOTE: All dimensions given above are by the professional representative.