CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









Flat 2, 2nd Floor, 56 Upper Bond Street, Hinckley, LE10 1RS

£1,145 Per Month

(Note - rent increase to £1200 after six months)
Carlton Estates are delighted to present this beautifully appointed two-bedroom duplex apartment, situated in the heart of Hinckley and featuring a superb private outdoor terrace, along with parking.

Arranged over two floors, this stylish apartment combines well-proportioned accommodation with modern fittings, creating an inviting home conveniently positioned for the town centre's shops, cafés, restaurants and local amenities.

The entrance hallway features an attractive oak-finish staircase leading to the upper floor. On the entrance level are two double bedrooms, with the principal bedroom benefiting from a useful open area beneath the stairs, offering potential for a dressing area or additional wardrobe storage.

Upstairs, the impressive open-plan kitchen and living space forms the heart of the home, providing a sociable setting for everyday living and entertaining. The newly fitted kitchen features contemporary Shaker-style wall and base units, complemented by fully integrated appliances for a clean, coordinated finish.

Leading directly from the living space, the private outdoor terrace is a particular highlight. This generous addition provides an ideal setting for outdoor dining, relaxing or enjoying a morning coffee, extending the living accommodation during the warmer months.

Offering an appealing combination of space, quality and town-centre convenience, this distinctive apartment must be viewed to fully appreciate its layout and finish.

Tenant Fees & Protection Information

TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS
Before the tenancy starts (payable to Carlton Estates)
Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy
agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over
the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security
devices.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation, including contractual breaches and damages.

Damages
The tenant(s) will be liable for any damages to any part of the property caused by the
tenant. The costs of repair of any such damages and / or missed contractual appointments
will be billed directly to the tenant(s) and will be deducted from the deposit if they are
unpaid at the end of the tenancy. Court action may be taken by the Landlord against the
tenant to recover such unpaid costs during the tenancy.

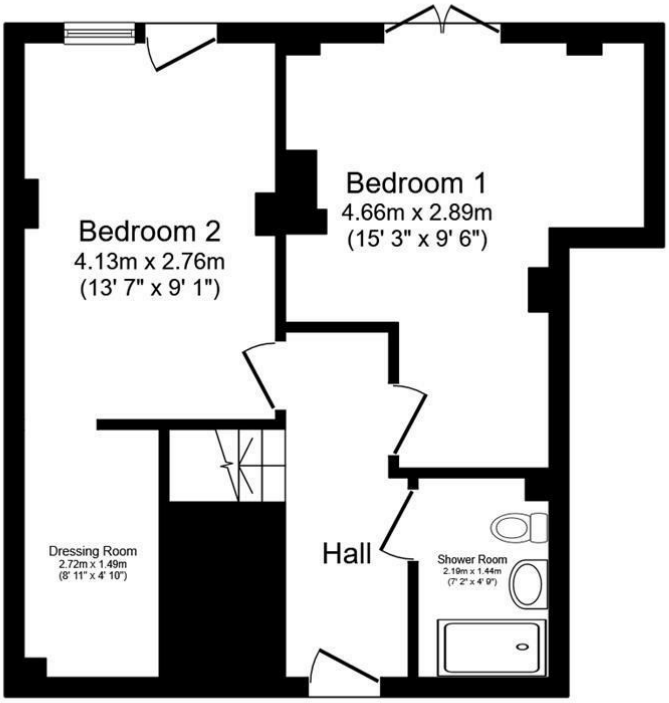
TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

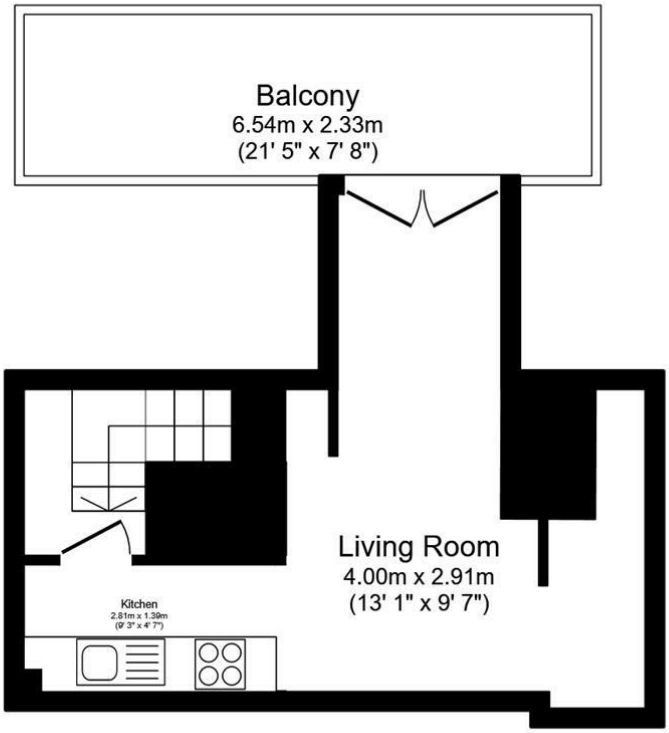
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





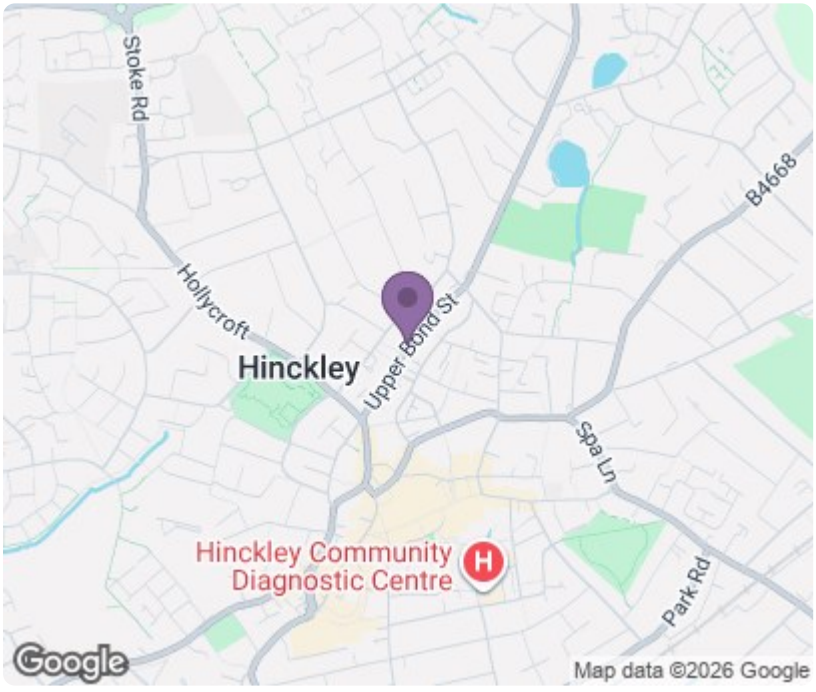
Ground Floor

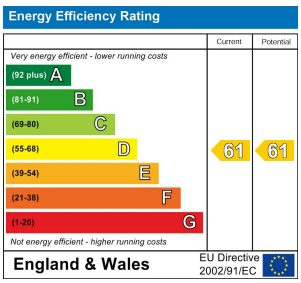


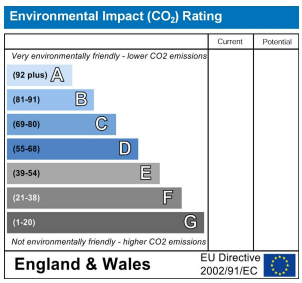
First Floor

Total floor area: 68.6 sq.m. (738 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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