

Walnut Gardens

East Leake, Leics, LE12 6HW



A LOVELY APARTMENT, situated on ground floor with two bedrooms. Enjoying: MAIN BEDROOM with EN-SUITE, open plan living area & ALLOCATED PARKING.

£650 pcm

John German

This ground floor two bedroom apartment is immediately available and is an ideal property for a couple or single tenant.

The accommodation is accessed via the communal entrance area and proceed through the door situated by the stairs into the inner hallway, where apartment 46 can be found situated as denoted by the number on the door.

The inner hallway of the apartment with intercom system has a storage cupboard with hot water tank and all rooms lead off from here.

The apartment benefits from a generously sized main bedroom with en-suite shower room plus a further second bedroom which could also be used as a separate reception room or office

There is a main bathroom with white suite and has a shower over the bath plus a generous open plan living and kitchen area fitted with oven, hob and extractor.

The property benefits from upvc double glazing, gas central heating and has a pleasant Juliette balcony off the lounge area.

To the outside there is landscaped, communal gardens which are maintained and an allocated parking space, situated on a tarmacadam forecourt to the front of the building.

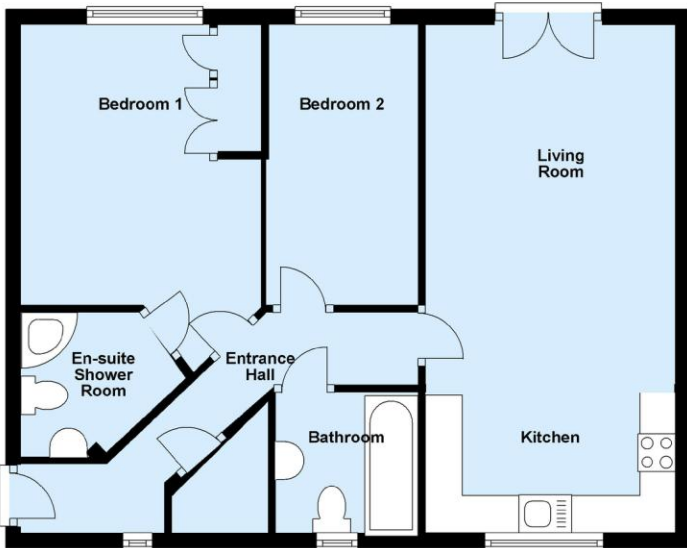
The popular village of East Leake offers an excellent range of local facilities and amenities including primary and upper schools, medical centre and a range of shops and pubs. The village is surrounded by charming countryside and affords easy access to Loughborough, Nottingham and the M1 motorway.

This property is Unfurnished

Council Tax Band: B

Ref: JG

Ground Floor

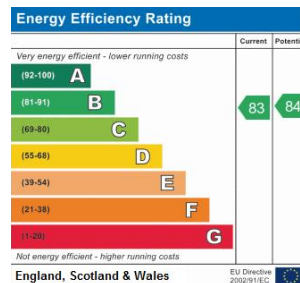


Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of these services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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