



**LET
AGREED**

**FLAT 1, 60 ST MARY'S ROAD, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 7DU**

 **jarroms**



£900 pcm



Two bedrooms.



Parking space.



Close to town centre and train station.

Two bedroomed garden flat with allocated parking space.

Entrance door leading to

DINING KITCHEN 13' 8" x 9' 1"

With southerly aspect.

Fitted kitchen with breakfast bar.

Grey fitted base and wall units with granite effect worktop. Fitted oven and ceramic hob with extractor fan, tiled splashbacks, plumbing for washing machine. Vinyl flooring. Space for fridge/freezer. Radiator.

Door to

LIVING ROOM 17' 8" x 11' 10"

Good sized living area with southerly aspect. Grey carpet. Radiator.

Door to inner hallway leading to bedrooms and shower room

SHOWER ROOM 5' 7" x 5' 3"

White suite comprising low level W.C. pedestal wash hand basin and shower cubicle. Extractor fan. Vinyl flooring. Radiator.

BEDROOM 1 13' 4" x 8' 7"

Grey carpet. Double with radiator.

BEDROOM 2 10' x 8' 4"

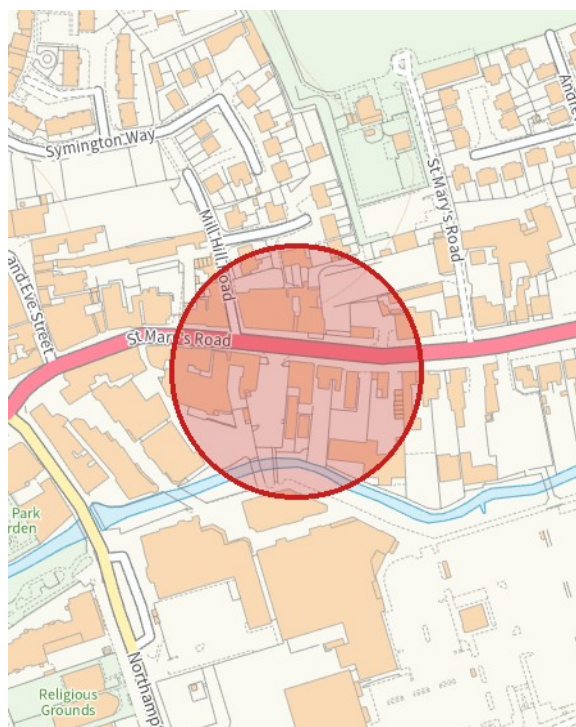
Grey carpet. Large single with radiator

GAS CENTRAL HEATING

There is a tenant contribution of £75.00pcm for the gas central heating from a

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1		
TOTAL		



USER

We understand the premises have an existing use — please enquire.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

The premises are available by way of a new lease on terms to be agreed with the Landlord.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code of Best Practice for the leasing business premises (1st edition, February 2013). Unrepresented parties are recommended to obtain independent professional advice.



Energy Performance



VIEWINGS

Strictly by appointment with the agents

JARROMS

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HARBOROUGH LE16 7NL**

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