



AMERSHAM WAY, MEASHAM, DE12
£1,350 per month*

Carter Jonas

AMERSHAM WAY, MEASHAM, SWADLINCOTE, DE12 7PD

A four bedroom detached property situated within the Village of Measham.

- Four Bedrooms
- Two Bathrooms
- Sitting Room
- Breakfast Kitchen
- Dining Room
- Off Road Parking
- Gardens
- Unfurnished

THE PROPERTY

Accommodation comprises entrance hall, breakfast kitchen, conservatory, sitting room, dining room (converted from garage), utility room and downstairs cloakroom. To the first floor are four bedrooms, ensuite shower room and separate family bathroom.

Externally there is off road parking, small front garden and enclosed rear garden.

Available early August for a 12 month tenancy unfurnished.

Pets considered. No access to Loft.

Mains gas, electricity, water and drainage are connected to the property. Gas Central Heating.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

EPC Rating D. Council Tax Band A (please see North West Leicestershire Council Website for current cost)

Flood Risk - Low.

At a rent of £1350 per calendar month

Holding deposit of 1 week's rent £311

Security deposit of 5 weeks rent £1557



OUTSIDE

ADDITIONAL INFORMATION

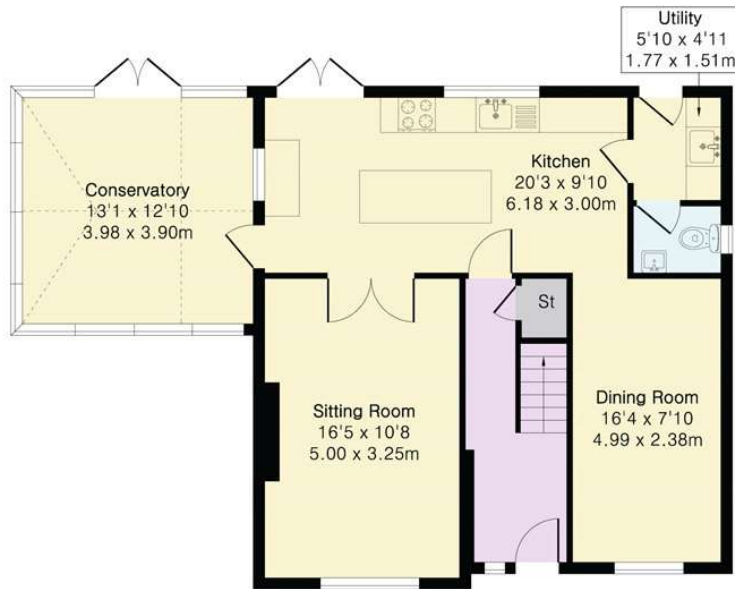
Offers	Available for a 12 month term
Viewing	Strictly by appointment
Local Authority	North West Leicestershire District Council - Council Tax Band E



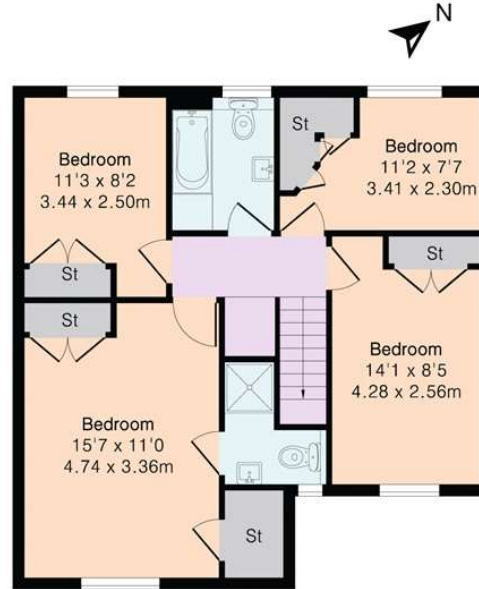
Approximate Gross Internal Area 1506 sq ft - 140 sq m

Ground Floor Area 864 sq ft – 80 sq m

First Floor Area 642 sq ft – 60 sq m



Ground Floor



First Floor



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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