



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£800.00 Per calendar month

12C MARKET STREET
LUTTERWORTH
LE17 4EH

- EPC Rating D
- First Floor Flat
- Open-plan Kitchen with Oven

DESCRIPTION

This first floor two bedroom flat is bursting with character and charm and overlooks the market square of the historic Market Town Lutterworth. One of the oldest buildings in Lutterworth this deceptively spacious flat includes an open plan kitchen and lounge area. The kitchen includes a range of wall and base units and has a free standing cooker. There is also an additional storage cupboard off the kitchen. Completing the accommodation is a family bathroom with a white three piece suite.

SERVICE CHARGE INFORMATION

EPC

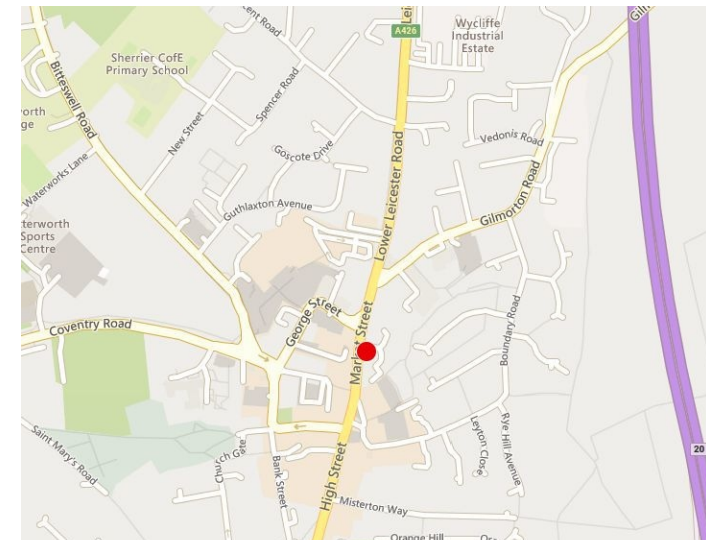
Current EPC rating D

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.







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