



**5 BROOKFIELD STREET, SYSTON,  
LEICESTER, LE7 2AD**



**RENT £ 525.00 P.C.M. EXCLUSIVE**

Available now, this one bedroom mid-terraced property is situated within walking distance to Syston Village Centre. With access to local commuter routes and the train station as well as a variety of shops in the village centre, this property is in the perfect location for a first home. Offering unfurnished accommodation comprising of a lounge and kitchen to the ground floor. To the first floor, there is a double bedroom and a bathroom which comprises of a three piece suite. Outside there is a shared yard area to the rear. On-street parking is available within the vicinity. Energy Rating D. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

**THINKING OF LETTING?**

**For a FREE APPRAISAL of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Residential Lettings**

## ACCOMMODATION:

**LOUNGE:** 10'11" x 9'08" (3.08m x 2.77m) UPVC Double Glazed window to the front elevation. Ceiling light point. Built in cupboard housing properties meters.

**KITCHEN:** 8'02" x 8'00" (2.44m x 2.43m) Range of base level units with roll edge work surface. UPVC double-glazed window to the rear elevation. Ceiling light point. Central Heating Radiator.

**DOUBLE BEDROOM:** 10'11" x 9'08" (3.08m x 2.77m) UPVC double-glazed window the front elevation. Ceiling Light point. Central heating radiator.

**BATHROOM:** 8'02 x 8'00" (2.44m x 2.43m) Three-piece suite comprising of a bath, wash hand basin and a WC. Ceiling light point. Central Heating Radiator. UPVC double-glazed window to rear elevation. Housing the properties Glow Worm Boiler.

**OUTSIDE:** The property sits flush fronted to the road where there is on-street parking available within the vicinity. To the rear there is a shared patio area with a raised section.

**COUNCIL TAX BAND:** Band A

**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction down the A6 Leicester Road. At the traffic lights go straight over until the roundabout and take the first exit onto the A6. Keep on the A6 for some distance going straight over at the roundabout. At the next roundabout, take the first exit onto the A46 Western Bypass. Proceed along the A46 until you reach the Hobby Horse roundabout and go straight over. At the next roundabout, take the first exit onto Glebe Way and follow the round until you arrive at the T junction. At the T junction, turn left onto Fosse Way and follow the road for a short distance taking the first right hand turn onto High Street. Follow the road until you reach the mini roundabout and take the 4<sup>th</sup> exit onto Barkby Road. Proceed down Barkby Road for a short distance taking the first right onto Brookfield Street where number 5 can be located on the left hand side.

**RESTRICTIONS:** There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.



**THE TENANCY AGREEMENT:** An assured periodic tenancy will be offered for an initial 1 month period, which will automatically renew each month. We will explain your rights and obligations at the time of sign-up. A payment for the security deposit will be required before the signature. After the signature the first month rent payment will be due before releasing the property keys. This payment must be by bankers draft, pre-printed building society cheque or cash. Please note that payments different from cash can take up to 2/3 working days to be confirmed by our accountant department. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

If you require any further information please contact our Residential Property Management Department.

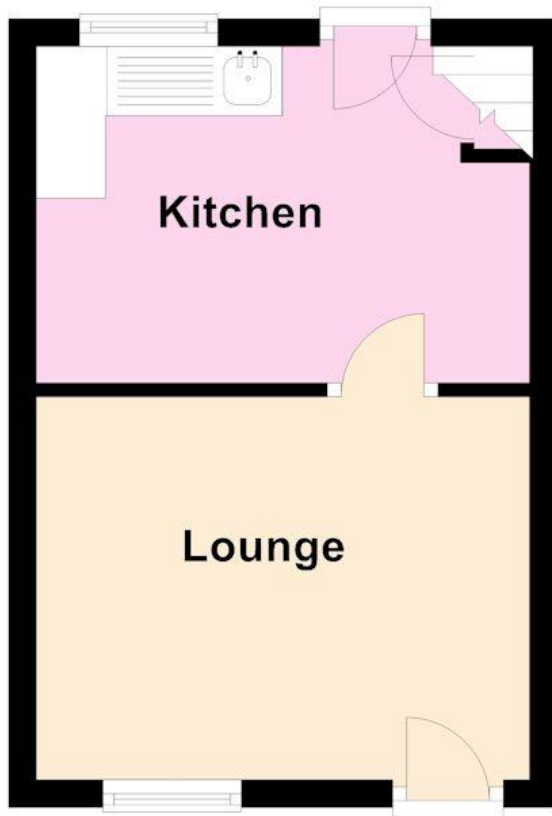
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**RESERVATION:** If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 will be required, along with the first months' rent, before the tenancy commences. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

**IMPORTANT NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. These particulars were produced on the 16<sup>th</sup> September 2026 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



## Ground Floor



## First Floor

