



**WINDSOR WAY, MEASHAM, DE12**  
£1,000 per month\*

**Carter Jonas**



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# WINDSOR WAY, MEASHAM, SWADLINCOTE, LEICESTERSHIRE, DE12 7NJ

A 3 bedroom semi-detached house with enclosed garden and garage.

- 3 Bedrooms
- 1 Bathroom
- 1 En suite
- Kitchen
- Lounge/Diner
- Allocated Parking
- Garden
- Single Garage

## THE PROPERTY

Accommodation comprises - Ground Floor: Entrance Hall, WC, Kitchen and Lounge/Diner. First Floor: Master Bedroom with En suite, two further Bedrooms and a Family Bathroom.

Externally there are two allocated parking spaces, a single detached garage and a rear enclosed garden.

No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Central Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Available unfurnished from Late April 2025 for an initial 12 month term.

EPC Rating B. Council Tax Band C (please see North West Leicestershire District Council Website for current cost)

At a rent of £1,000 per calendar month

Holding deposit of 1 week's rent £230

Security deposit of 5 weeks rent £1,153



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## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	North West Leicestershire District Council - Council Tax Band C

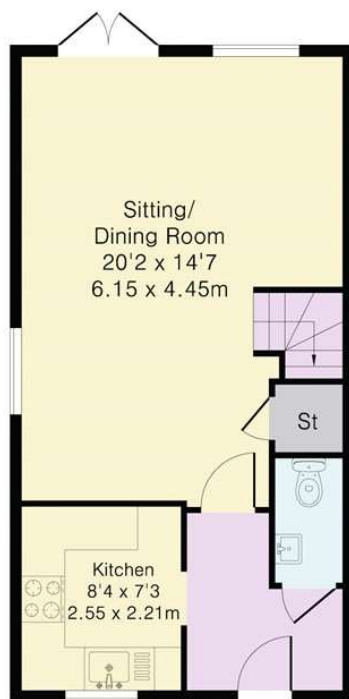
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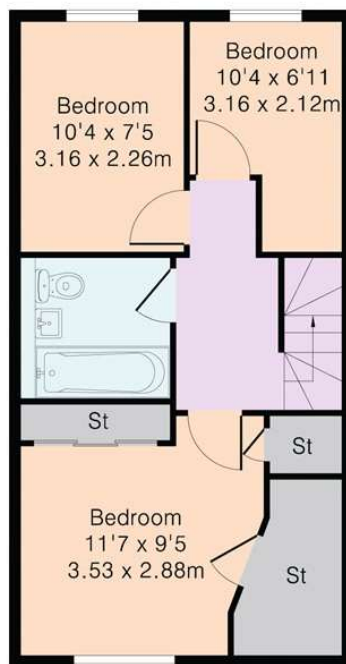
**Approximate Gross Internal Area 842 sq ft - 78 sq m**

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 421 sq ft – 39 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](http://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.

**T: 01865 511444**

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

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