



Apt 4, 2 Mostyn Street, West End, Leicester, LE3 6DT

£550

This spacious one bedroom, first floor flat is located in the popular West End of Leicester, only minutes away from Braunstone Gate shopping parade and the City Centre and offering easy access of the M1/ M69 motorway junction. It is one of eight flats situated in a converted former office building and has been finished throughout to an extremely high standard, benefitting from off street parking with secure gated entry and uPVC double glazing.

The property has Council Tax Band A and EPC rating D.
Available end of April.
Professionals only.





Property Information

The accommodation briefly comprises:

- * Communal Entrance with intercom system
- * Spacious, bright lounge diner with TV aerial point and wooden flooring
- * Kitchen furnished with a range of white high gloss wall and base units, integrated oven, hob and extractor fan and tiled floor
- * Well proportioned double bedroom with wooden flooring
- * Contemporary bathroom furnished with a white three piece suite

There is one off street parking space per apartment to the rear of the property, accessed via secure gated entry and further on street parking available on Mostyn Street.

Viewings

Initial Virtual video tour available to request Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com.

Permitted payments to the agent

In addition to paying the rent - as stipulated in the tenancy agreement - you will be required to make the following payments:

1. Before the tenancy starts:

- Holding Deposit of £126 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £634

2. During the tenancy:

- £50 including VAT if the tenancy agreement is changed at your request
- Interest on the late payment of rent at a rate of 3% above the Bank of England base rate
- Locksmith's charges (plus VAT if applicable) for any reasonably incurred costs for the loss of keys/security devices

3. Should you need to terminate your tenancy early:

- Any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Landlord's reasonable costs for re letting the property should a new tenant move in prior to the end of the original tenant's agreement (this cost will be as per the landlord fee schedule which is available upon request)

All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

4. During the tenancy, directly to the provider:

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence
- Council Tax
- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

Tenant protection information

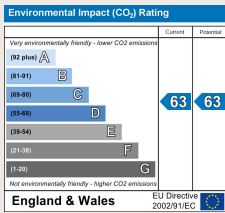
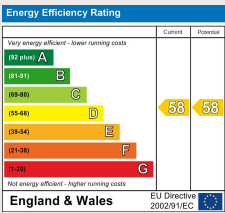
Client Money Protection is provided by RICS.

Independent Redress is provided by The Property Ombudsman.

To find out more information regarding these, see details on the Fothergill Wyatt's website or by contacting us directly.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme





Fothergill Wyatt
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- All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.