



8 Freemantle Road, Stoneygate, Leicester, LE2 2EL

£795 Per Calendar Month

An exceptionally well presented two bedroom, ground floor apartment located in the heart of the highly desirable Stoneygate area near the popular Allandale Road and Francis Street. Offered fully furnished with a range of attractive, contemporary furniture.

The property is Council Tax Band B and EPC rating C. Available Now - 12 month minimum tenancy.





Property Information

Modern ground floor apartment situated in the heart of the ever popular Stoneygate area, close to both the City's universities, the City Centre and popular Allandale Road and Francis Street, with their extensive range of shops, bars and restaurants.

The accommodation briefly comprises:

- * Private Entrance into a spacious hallway with large storage/ meter cupboard
- * Large Living Room furnished with

- a sofa, armchair and coffee table
- * Fully fitted Kitchen Diner with integrated dishwasher, fridge freezer, oven, hob & extractor fan
- * Separate Utility Room with washing machine
- * Two Double Bedrooms, both of which are furnished with wardrobes, double beds and bedside tables
- * Family Bathroom with white three piece bathroom suite comprising of panelled bath with shower overhead, low flush WC and pedestal wash hand basin
- * Shared Communal Gardens with access to a secure bike store

Viewings

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

Letting costs (Housing Act 1988 (as amended) Assured Shorthold Tenancy)

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 £183.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £917.00 (equivalent to 5 weeks' rent calculated as 1 months' rent x 12 months / 52 weeks x 5 weeks)

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)

Please note:

On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.

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

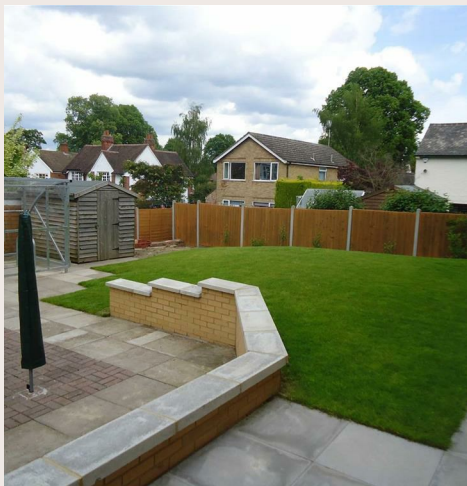
Tenant Protection Information

Client Money Protection is provided by RICS.

Independent Redress is provided by The Property Ombudsman.

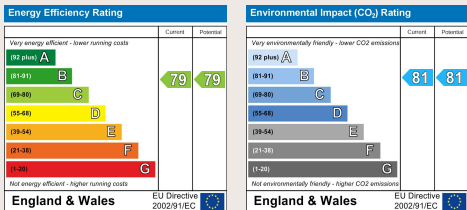
To find out more information





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.