



19 Portland Road, Clarendon Park, Leicester, LE2 3AB

£595 Per Calendar Month

An exceptionally well presented one bedroom, ground floor apartment located in the heart of the highly desirable Clarendon Park area. The property is a short walk from the Queens Road shops and restaurants and offers easy access to Leicester City Centre, the University of Leicester, the LRI and the Train Station. Offered fully furnished with a range of attractive, contemporary furniture.

The property has an EPC rating of D and is Council Tax band A.

Available mid July 2021.





Property Information

Located in the popular Clarendon Park area of the city, with its many shops, bars and restaurants, this one bedroom, ground floor flat offers generous living accommodation, finished to a high standard. The property is neutrally decorated throughout and comes fully furnished, ready to move straight in.

The accommodation briefly comprises:

- * Double bedroom with double bed, triple wardrobe with mirrored doors & chest of drawers

- * Lounge diner furnished with a sofa, armchair, coffee table, dining table & 2 dining chairs

- * Modern fitted kitchen with integrated oven & hob, extractor fan, washing machine, and fridge freezer

- * Bathroom with white three piece bathroom suite, including a bath with thermostatic shower overhead

The property has laminate and tiled floors throughout, electric heating and sealed unit double glazing.

The property is available on a 12 month minimum tenancy.

Professional Tenants Only Please.
No Pets.

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. Marketing images and floor plans are indicative only, showing typical layouts and finishes. Specific internal inspection via a scheduled viewing with the agent is advised.

Permitted Payments

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 £137 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £686 (equivalent to 5 week's rent calculated as 1 months' rent x 12 months / 52 weeks x 5)

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.

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





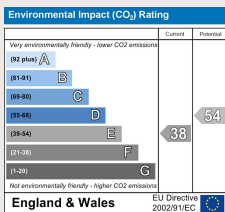
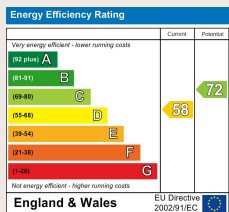
- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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
Estate Agents and Chartered Surveyors

26 Allandale Road
Stoneygate
Leicester LE2 2DA
T 0116 270 5900

F #
www.fothergillwyatt.com

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