



44 Francis Street, Stonegate, Leicester, LE2 2BD

£875 Per Calendar Month



A stylish Victorian terrace property located on the highly desirable Francis Street, known for its renowned shopping boutiques in Stonegate. This light and spacious property has recently been renovated throughout, and benefits from uPVC double glazing and gas central heating. The accommodation comprises of both front and rear reception rooms, a charming kitchen with an additional utility room with WC, two double bedrooms and a contemporary 3 piece bathroom.

The property is Council Tax band C and EPC rating E.
Available now.



Property information

This attractive, recently renovated two bedroom terrace property is located in the heart of the sought after suburb of Stoneygate, conveniently located for the University of Leicester, local hospitals and the City Centre, and just a stones throw from the boutique shops, bars and restaurants of Allandale Road and Francis Street.

The accommodation briefly comprises:

- * Front, light reception room with engineered oak flooring and uPVC double glazed window
- * Second reception room with uPVC door leading to the garden and engineered oak flooring
- * Stylish kitchen with a range of storage units, oven, hob and extractor fan
- * Utility room to the rear of the property with WC, sink and plumbing for a washing machine
- * Master double bedroom with newly fitted grey carpets, large wardrobe, original feature cast iron fireplace and uPVC double glazed window
- * Second double bedroom with newly fitted grey carpets, feature fireplace and uPVC double glazed window
- * Contemporary bathroom with large walk in shower cubicle, WC and sink unit
- * Garden to the rear of the property

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

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 £201.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1009.00 (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
- 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.

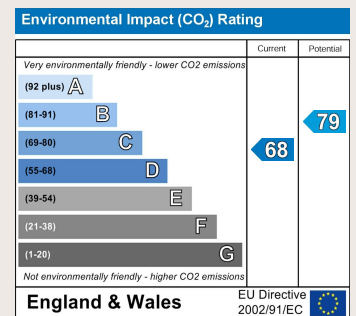
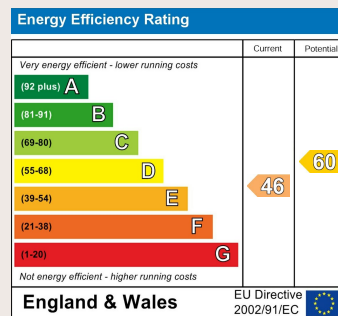
Tenant protection information

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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