



49 Fleetwood Road, Clarendon Park, Leicester, LE2 1YA

£850 Per calendar month

A beautifully presented three bedroom terrace in the popular Clarendon Park. The property is within walking distance of the Queens Road shops and restaurants and provides easy access to Leicester City Centre and Train Station.

There is on street parking available and an enclosed rear yard.

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

The property is available from the 3rd of May.

Unfortunately, due to article 4 direction, the property does not accept more than two sharers.





Accommodation

Fleetwood Road is a well-presented and conveniently located, three bedroom part furnished Victorian villa benefitting from excellent access to local schooling, public transport links and a range of local amenities.

Finished to a high standard, viewing is highly recommended to fully appreciate the finish.

The accommodation briefly comprises:

- * Front Reception Room is ideal for use as a dining room.
- * Large Second Reception Room with laminate flooring and decorative fireplace ideal for use as a lounge.
- * Modern extended kitchen with black high gloss units and built in oven, hob, washing machine and fridge freezer included.
- * Courtyard garden, larger than average as on corner plot
- * Large master bedroom with large UPVC double glazed bay windows.
- * Further large double bedroom with decorative fireplace.
- * Third smaller room, ideal as a single bedroom or study.
- * Shower room with white three piece suite including double shower tray

Professionals Only, No Pets or smokers

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

Additional Fees

Sole Application £175 + VAT (£210 including VAT) (fees are payable upon submission of the application, please note the application fee is non-refundable if the application is unsuccessful)

£75 + VAT (£90 in total) for a second applicant

If guarantors are required, the first one is included in the above fee however if a second is required there is a one off charge of £75 + VAT (£90 in total)

Deposit Required £950



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		82			79
	62			56	

Fothergill Wyatt

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