



**63 West Avenue, Clarendon Park, Leicester, LE2 1TS**

**£1,095 Per calendar month**

An attractive and spacious three storey, semi detached property located at the heart of the ever popular Clarendon Park. The internal accommodation offers to the ground floor a sitting room and modern dining kitchen with downstairs WC. The first floor offers three bedrooms, one with ensuite, a family bathroom and a further double bedroom with ensuite to the second bedroom.

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

Available for move in end of July.

Please note that due to the article 4 direction, the





### Accommodation

This beautiful, three storey, semi detached property is located in the heart of the desirable Clarendon Park area just a short distance from cosmopolitan Queens Road with many shops, bars and restaurants. The property is ideally located for commuting, being close to the A6 with excellent transport links to the city centre and mainline railway station with regular trains to London St Pancras just over 1 hour away and M1/ M69 Motorways.

The accommodation briefly comprises:

- \* Small front garden with a combination of lawn and paving
- \* Spacious Living Room with bay window to the front of the property.
- \* Attractive Kitchen Diner with fitted appliances including oven and hob, extractor, washing machine and dishwasher.
- \* Ground floor WC
- \* To first floor are two bedrooms, one double with an ensuite and one further single bedroom.
- \* A large family bathroom.
- \* To second floor are two more double bedrooms, one with ensuite.
- \* Double garage to rear

### 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](http://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:

- a Holding Deposit of £252 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- a Deposit: £1263 (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)

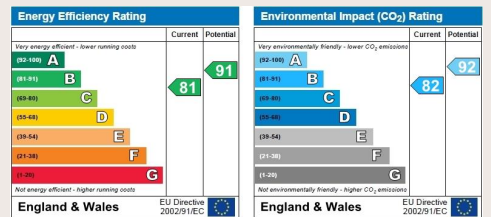
Please note:

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



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### Important Notice

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  2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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.