



136 Clarendon Park Road, Clarendon Park, Leicester, LE2 3AE

£695 Per calendar month

A well presented two bedroom terrace in the heart of 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 garden with lawn with established plants and shrubs.

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

The property is available Now.





Property Information

This attractive, well presented two bedroom terrace is located within walking distance to Queens Road shops and restaurants and easy access to Leicester City Centre and Train Station.

The accommodation briefly comprises:

- * Front Reception Room with wooden flooring, decorative fireplace and built in cupboard housing the meters
 - * Second Reception Room to the rear of the property with fireplace
 - * Attractive Fitted Kitchen with a range of base units and drawers and useful shelves as well as an oven & hob
 - * Two Double Bedrooms.
 - * Bathroom with three piece bathroom suite including bath with shower overhead
 - * Enclosed Rear Garden with lawn.
- The property is available Now

Sorry, this property is suitable for professionals and families only.

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

Relevant letting fees and tenant protection information (Housing Act Tenancies Only)

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Fothergill Wyatt Limited the Agent)
Rent as stipulated in the tenancy agreement
Holding Deposit: £160.00. Equivalent to 1 week's rent which is calculated as follows: (1 Months' rent x 12 months / 52 weeks)
Deposit: £800.00. Equivalent to 5 weeks' rent

During the tenancy (payable to the Agent)
Payment of £50 including VAT if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate.
Payment of locksmith (VAT may be applicable) for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy. The tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.
A payment to cover the 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 .

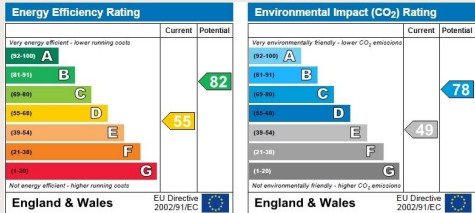
During the tenancy (payable to the provider) if permitted and applicable

- Utilities gas, electricity, water
- Communications telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

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

Non-Housing Act Tenancies will incur different scale of fees which are available on request.

Tenant protection
Client Money Protection is provided by RICS. Redress Service is provided by The Property Ombudsman. You can find out more details on the agent's website or by contacting the agent directly. All deposits for property's fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.



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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.