



## **Burnham House, Apt 7 Elms Road, Stoneygate, Leicester, LE2 3JB**

**£700 Per calendar month**

A second floor apartment which has two bedrooms, family bathroom, en-suite and an open plan living kitchen. A luxury redevelopment at Burnham House, set on the corner of the prestigious Ratcliffe Road and Elms Road in the much sought after location of Stoneygate.

Ideally positioned close to the A6, train station and city centre as well as the popular shopping parade at Allandale Road. Each apartment has been tastefully designed to offer a high living standard.

The property is EPC rating D and Council Tax band





### Property Information

This second floor apartment is located in the imposing and attractive Burnham House, which has been sympathetically redeveloped in to 9 beautiful apartments, and is set on the corner of the prestigious Ratcliffe and Elms Road in the much sought after location of Stoneygate.

The accommodation briefly comprises:

- \* Entrance Hall housing two large built-in storage cupboards one containing the heating system for the apartment.
- \* Two Double Bedrooms, both benefiting from built in wardrobes, with an ensuite in the master bedroom.
- \* An open plan Living Kitchen comprises of white gloss base units and drawers with stainless steel sink, electric four-ring hob with built-in oven underneath, stainless steel cooker hood and built in fridge freezer with small breakfast bar opening up into the lounge.
- \* Main bathroom furnished with a modern white three piece suite, including shower cubicle.
- \* 1 allocated parking space is available and tenants will have access to the communal gardens.

### 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

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: £161.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £807.50 (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.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                           |                         |           | (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (48-54) <b>E</b>                            |                         |           | (48-54) <b>E</b>  |                         |           |
| (39-47) <b>F</b>                            |                         |           | (39-47) <b>F</b>  |                         |           |
| (31-38) <b>G</b>                            |                         |           | (31-38) <b>G</b>  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

### Fothergill Wyatt

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### Important Notice

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