Fothergill Wyatt

Estate Agents and Chartered Surveyors





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 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

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:
2. £50 including VAT if the tenancy agreement is changed at your request
2. Interest on the late payment of rent at a rate of 3% above the Bank of
England base rate
2. 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:
2. Any unpaid rent or other reasonable costs associated with your early
2. 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)

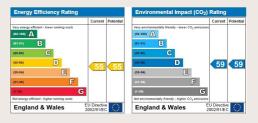
Please note:
On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.
All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

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.

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.





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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.