



Burnham House, Apt 9 Ratcliffe Road, Stoneygate, Leicester, LE2 3JB

£975 Per calendar month

A penthouse duplex apartment which has two double bedrooms, family bathroom, ensuite, separate kitchen and living room. The apartment is set within the luxury development at Burnham House, on the corner of Ratcliffe and Elms Roads in the much sought after location of Stoneygate.

Each apartment has been tastefully designed to a high specification.

The property has an EPC rating of D and is Band E for Council Tax.

Available from the 26th of July 2019.





Property Information

This beautiful apartment is located within the luxury development at Burnham House, set on the corner of Ratcliffe and Elms Roads in the much sought after location of Stoneygate.

Each apartment has been neutrally decorated, tastefully designed and finished to a high standard throughout.

The accommodation briefly comprises of:

* Fitted Kitchen with

integrated appliances including fridge freezer, oven and hob, washer dryer and dishwasher, as well as a microwave

* Living Room with two storage cupboards (one housing the heating system) and TV aerial points

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:

- Holding Deposit of £225 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1125 (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

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

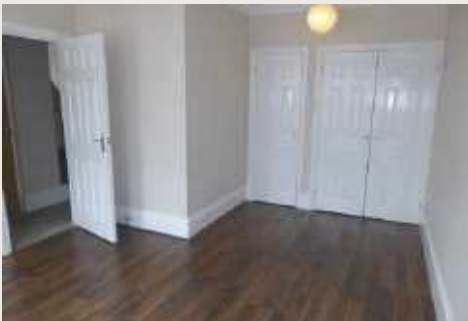
Tenant Protection Information

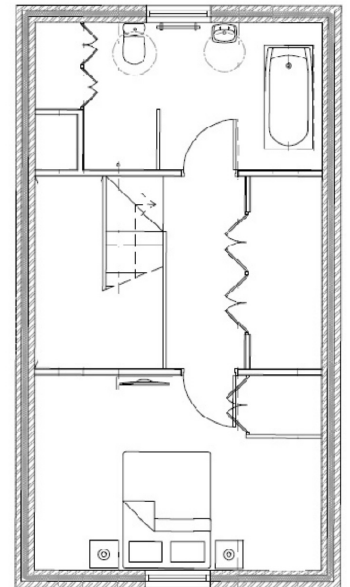
Client Money Protection is provided by RICS.

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.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	64	64
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(82-100)	B		
(61-81)	C		
(39-60)	D	67	67
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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