



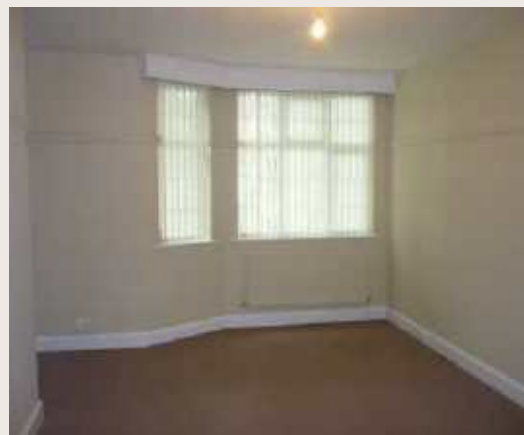
1 Grenfell Road, Stoneygate, Leicester, LE2 2PA

£595 Per calendar month

A well proportioned two bedroom ground floor flat with a private entrance hall in Stoneygate. This gas central heated and double glazed flat has a spacious living room, separate kitchen with appliances and the benefit of a communal garden. The flat is located close to the London Road giving easy access to both Leicester City centre and Oadby Town.

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

6 month let only Available Now.





Property Information

A well proportioned two bedroom ground floor flat with a private entrance hall in Stoneygate. This gas central heated and double glazed flat has a spacious living room, separate kitchen with appliances and the benefit of a communal garden. The flat is located close to the London Road giving easy access to both Leicester City centre and Oadby Town.

The accommodation briefly comprises:

- * Private Entrance
- * Two double Bedrooms
- * Kitchen with Appliances
- * Separate Living area
- * Bathroom with shower over bath

Available Now!

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

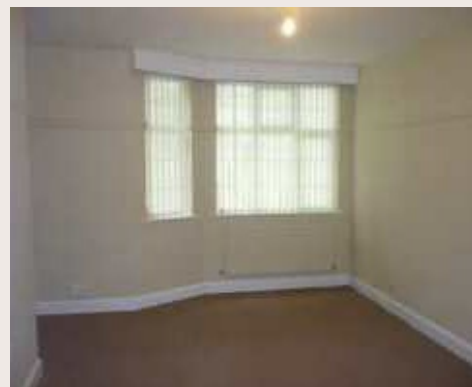
Application Fees

Sole Application £175 + VAT (£210 in total) (fees are payable upon submission of the application, please note the application fee is non-refundable if the application is unsuccessful)

£75 + VAT (£90 in total) for a second applicant

If guarantors are required, the first one is included in the above fee however if a second is required there is a one off charge of £75 + VAT (£90 in total)

Deposit Required £695



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(25-100) A		
(61-91) B		
(40-60) C		
(26-39) D		
(19-24) E	46	67
(11-18) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		

Fothergill Wyatt

Estate Agents and Chartered Surveyors

**26 Allandale Road
Stoneygate
Leicester LE2 2DA
T 0116 270 5900
F 0116 274 5732
info@fothergillwyatt.com
www.fothergillwyatt.com**

Important Notice

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.

4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 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.