



## 33 Southernhay Avenue, Stoneygate, Leicester, LE2 3TU

£995 Per calendar month

A very well presented three storey end town house in the Stoneygate area of Leicester, located close to local amenities, Leicester University, Leicester Royal Infirmary and also to the City Centre.

The property offers flexible living, with either four bedrooms or three bedrooms and a study and is neutrally decorated throughout.

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

Available Now!





### Property Information

Situated within excellent school catchment areas and close to a wide range of local amenities, this property is also perfectly located for Leicester City Centre, the Train Station and for commuting to the M1/ M69 Motorway junction.

The accommodation briefly comprises:  
Study/ Bedroom 1 to ground floor, off entrance hallway  
Ground floor WC with modern white suite  
Large Kitchen Diner with appliances and French doors to the garden  
Spacious Lounge to the first floor with TV and internet points (so wifi reaches all floors)  
Second Bedroom to the rear of the property  
Master Bedroom with built in storage cupboard  
Ensuite shower room  
Fourth bedroom to rear of the property  
Family Bathroom with white three piece suite including bath  
Rear garden with lawn  
Garage (middle garage of the 3 located to the rear of the property)  
The property is fully double glazed, benefits from gas central heating and there are useful storage cupboards on each floor.

### 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

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.

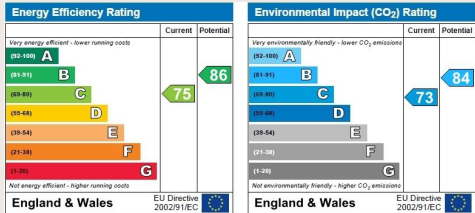
Before the tenancy starts (payable to Fothergill Wyatt Limited the Agent)  
Rent as stipulated in the tenancy agreement  
Holding Deposit: £229.00. Equivalent to 1 week's rent which is calculated as follows: (1 Months' rent x 12 months / 52 weeks)  
Deposit: £1148.00. Equivalent to 5 weeks' rent

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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### Important Notice

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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.