



Stoughton House, Apt 19 New Street, Oadby, Leicester, LE2 5EB

£497 Per calendar month

****First months rent half price at £497.50****

This highly desirable, high specification conversion scheme of 19 bespoke apartments over 6 floors is set in an iconic building conveniently situated next to Waitrose and a short walk from Oadby Town Centre. Ideal for contemporary living, this penthouse apartment comprises of two double bedrooms both with built in wardrobes, one ensuite, one bathroom, a fully fitted living kitchen with appliances and two allocated parking spaces.

The property is Council Tax Bend B & EPC rating C.





Accommodation

*** July Deal *** First months rent half price at £497.50 and then back to £995.00 from the 2nd months rent onwards.

This well proportioned, spacious penthouse apartment is part of a high quality refurbishment with electric heating throughout, full length acoustic double glazing, Virgin, BT and Freeview infrastructure and is well presented with timber flooring in living areas, tiled bathrooms and carpeted bedrooms. The secure site offers two allocated parking spaces, separate intercom entry and all the conveniences of the local area. Oadby is well known for its popular schools, leisure facilities and sports clubs, as well as the stunning Botanical gardens. The town centre provides an array of local amenities including cafes, Post Office, pubs, restaurants, and popular retailers.

The accommodation briefly comprises of:
- Spacious Living Kitchen incorporating fully fitted kitchen with Whirlpool slimline dishwasher, fridge freezer and electric oven, granite worktop with integrated four ring induction hob and extractor and Indesit washer dryer.
* Master Bedroom with built in mirrored wardrobes, and ensuite.
* Further double bedroom with built in wardrobes facing the south elevation.
* Bathroom with bath and Bristol bar shower overhead
- Double glazed patio doors to two balconies (one North facing and one South facing) with decking and ample space for al fresco dining while admiring the stunning views

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

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:

a Holding Deposit of £229 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
a Deposit: £1148 (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.

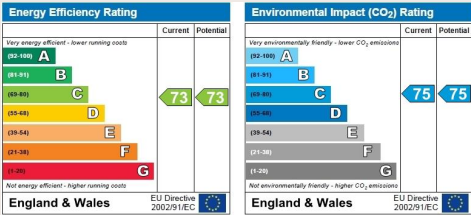
All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

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



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