



Flat 18, De Montfort Court, Stoneygate Road, Stoneygate, Leicester, £495 Per calendar month

A well presented, first floor one bedroom apartment with private entrance in the sought after De Montfort Court apartment building on Stoneygate Road.

The property is located within walking distance of the popular Allandale Road and Francis Street shops and restaurants and is also perfectly located for the Train Station and for commuting to the M1/ M69 Motorway junction.

The property is Band A Council and has an EPC rating of E and is available mid November.





Property Information

This compact but well proportioned, first floor, one bedroom flat has recently been re-decorated and is well presented throughout. Situated in the desirable Stoneysgate area, it is conveniently located for the City Centre, the LRI, the University of Leicester and for commuting to the M1/ M69 Motorway Junction. The property is a short walk from the popular Allandale Road and Francis Street with their many independent shops, bars and restaurants. The accommodation briefly comprises:

- * Private Entrance in to the flat via an external staircase, with useful storage space to the right hand side of the front door on entry
- * Spacious Living Kitchen with laminate flooring and large half bay window providing lots of natural light. To the kitchen area there is a range of wall and base units, an integrated oven and hob, a washing machine, an integrated fridge with freezer compartment and a breakfast bar.
- * Large Double Bedroom with dual aspect windows
- * Bathroom furnished with a modern white bathroom suite, comprising bath with shower overhead, WC and wash hand basin with storage cupboard beneath.

No pets or smokers.

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:

- Holding Deposit of £144.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £571.00 (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:

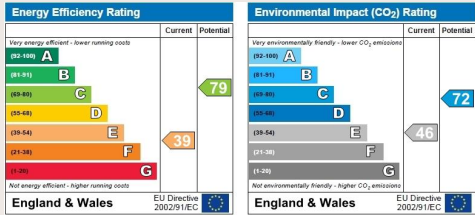
On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs. All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

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



Fothergill Wyatt
Estate Agents and Chartered Surveyors

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

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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.