



16 Malsbury Avenue, Scraptoft, Leicestershire, LE7 9FQ

£595 Per calendar month

An immaculately presented two bedroom, ground floor flat with off road parking to the rear.

The property is set on the edge of Scraptoft village, within just a few minutes walk of uninterrupted countryside.

The property has recently been redecorated throughout, benefits from uPVC double glazing and has a burglar alarm for peace of mind.

The property is EPC rating D and is Band B for Council Tax

Available from the start of November





Accommodation

Located within this highly popular, and convenient, East Leicestershire village, this modern, two bedroom, ground floor flat has recently been redecorated throughout and is in excellent condition. Scaptoft has a range of local amenities and offers excellent transport links to the City Centre and surrounding countryside.

The accommodation briefly comprises:

- * Communal Entrance Hall accessible from the front and rear of the building
- * Master Bedroom benefitting from built in wardrobes
- * Single Second Bedroom furnished with a wardrobe and desk
- * Bathroom with modern white three piece suite including bath with shower overhead
- * Spacious Living Kitchen with windows to three aspects, including bay window to the lounge area. In the kitchen area there is a range of wall and base units and white goods are provided including an integrated AEG oven and hob with extractor hood over, Beko fridge/freezer with water dispenser, slimline Zanussi dishwasher and Zanussi washing machine
- * One allocated Parking Space to the rear of the property
- * Although there is no private outdoor space, the property is located next to a communal green with children's play area

The property is uPVC double glazed throughout and benefits from a burglar alarm for extra peace of mind.

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: £137.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £868.00 (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:

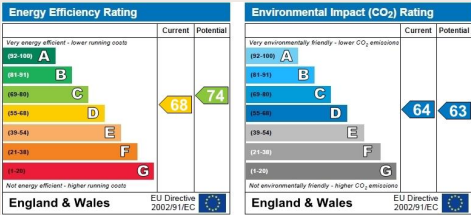
On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs. All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

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



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