



**Apartment, 31d London Road, Oadby, Leicester, LE2 5DL**  
£625 Per calendar month

This spacious, luxury, loft style apartment has been designed with great attention to detail by award winning Oadby Design Studio.

Located in the popular village of Oadby, within walking distance of a wide range of amenities, including Waitrose, this property would suit a young professional or professional couple.

This stunning apartment comprises of a spacious double bedroom, bathroom with twin sinks and a large open plan living/kitchen.

The property has an EPC rating of E, Council Tax band A and is available from the start of August.





### Property Information

A high specification refurbishment designed with great attention to detail by award winning Qadby Design Studio offering elegant contemporary living. A short walk from Qadby Town Centre, just 5 miles South East of Leicester City Centre and well located for commuters, being just 4 miles from Leicester Train Station and 6 miles from the M1/ M69 junction, with easy access to city centre via A6 and public transport.

This spacious luxury loft style first floor apartment has LED lighting throughout, Chiltern Regency Carefree carpets in the bedroom, wood effect linoleum in the bathroom and living/kitchen.

The accommodation briefly comprises of:

- \* Large double bedroom with satin chrome curtain poles
- \* Villeroy & Boch bathroom with Hansgrohe thermostatic shower over bath & Jack and Jill doors to bedroom and living/kitchen
- \* Spacious open plan living/kitchen with breakfast bar, Neff 5 ring gas burner, Neff integrated oven, Kenwood integrated dishwasher, Hoover 8kg integrated washer dryer, Kenwood fridge freezer and metal slated blinds.

### 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

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 (equivalent to 1 week's rent calculated as 1 month's rent x 12 months / 52 weeks)
- Deposit: £721 (equivalent to 5 weeks' rent calculated as 1 month's 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 them.

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

Client Money Protection is provided by RICS.  
Independent Redress is provided by The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	53	53	EU Directive 2002/91/EC	57	57
England & Wales			England & Wales		

### 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

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