



## 19B Portland Road, Clarendon Park, Leicester, LE2 3AB

£795 Per calendar month

An exceptionally well presented two bedroom, second floor apartment located in the heart of the highly desirable Clarendon Park area. The property is a short walk from the Queens Road shops and restaurants and offers easy access to Leicester City Centre, the University of Leicester, the LRI and the Train Station.

Offered fully furnished with a range of attractive, contemporary furniture.

The property has an excellent EPC rating of C and is Council Tax band B.





### Property Information

Located in the desirable Clarendon Park Area, with it's many shops and bars, this two bedroom, second floor apartment offers generous living accommodation and benefits from private off street parking to the rear.

The property is decorated to a high standard and comes fully furnished, ready to move straight in.

The accommodation briefly comprises:

- \* Lounge Diner furnished with a two x two seater sofas, coffee table, TV, dining table & 4 dining chairs, plus a large rug decorating the practical laminate flooring
- \* Modern Fitted Kitchen furnished with a range of white high gloss units and drawers, with integrated Indesit electric oven & hob, a Whirlpool extractor hood, an Indesit washer dryer, a Beko fridgefreezer and a microwave
- \* Bathroom furnished with a modern white bathroom suite, including a bath with thermostatic shower overhead
- \* Spacious Double Master Bedroom with double bed, large wardrobe with mirrored doors, bedside table & chest of drawers
- \* Second Double Bedroom with double bed, wardrobe with mirrored doors & bedside table
- \* Space for one vehicle in the private car park behind the building

The property has laminate and tiled floors in the communal areas, carpets in both bedrooms, electric heating and sealed unit double glazing throughout.

Please note the minimum tenancy for this property is 12 months and it is unfortunately not suitable for children.

### 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 Landlord

Relevant letting fees and tenant protection information (Housing Act Tenancies Only)

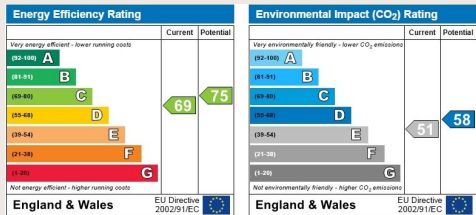
As well as paying the rent, you may also be required to make the following permitted payments.  
Before the tenancy starts (payable to the Landlord)  
Rent as stipulated in the tenancy agreement  
Holding Deposit: Equivalent to 1 week's rent which is calculated as follows: (1 Months' rent x 12 months / 52 weeks)  
Deposit: Equivalent to 5 weeks' rent

During the tenancy (payable to the Landlord)  
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.



**Fothergill Wyatt**  
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### Important Notice

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