



35a London Road, Oadby, Leicester, LE2 5DL

£495 Per Calendar Month



A high specification ground floor apartment designed with great attention to detail by award winning Oadby Design Studio. A short walk from Oadby 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. This stunning apartment comprises of one double bedroom, one bathroom and large open plan living/kitchen.

The property is EPC rating C and Council Tax band A.
Available from End of November



Property Information

This beautiful refurbishment has been designed with great attention to detail by award winning Oadby Design Studio offering elegant contemporary living in a popular location.

A short walk from Oadby 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 delightful one bedroom ground floor apartment benefits from LED lighting and wood effect linoleum throughout.

The accommodation briefly comprises of:

- * Double Master Bedroom with satin chrome curtain poles
- * Shower room furnished with a white three piece bathroom suite including shower cubicle with thermostatic shower and slated blinds.

- * Large open plan living/kitchen with integrated oven and hob, fridge/freezer and washing machine.

- * The Property also benefits from gas central heating throughout

Viewing

****Initial Virtual video tour available to request**** 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 £114.00 (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.

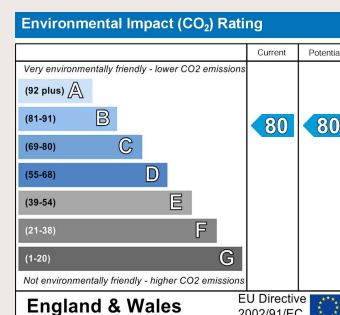
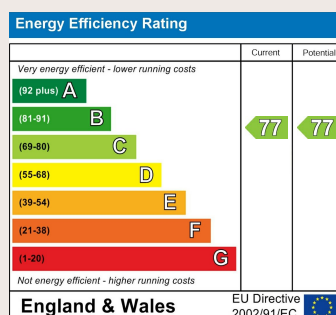
Tenant Protection Information

Client Money Protection is provided by RICS.

Independent Redress is provided by The Property Ombudsman.

To find out more information regarding these, see details on the Fothergill Wyatt's website or by contacting us directly.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.



Fothergill Wyatt

Estate Agents and Chartered Surveyors

26 Allandale Road
Stoneygate
Leicester LE2 2DA

T 0116 270 5900

www.fothergillwyatt.com

Important Notice

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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.