



Apt 14, 80 The Parade, Oadby, Leicester, LE2 5BF

£675 Per Calendar Month



A spacious Penthouse apartment situated in Oadby town centre, close to an excellent array of amenities including bars, restaurants and shops. The apartment is finished to a great specification with modern bathroom, good quality fitted kitchen with integrated appliances, secure communal entrance and lift. The apartment has recently been redecorated throughout and viewing is highly recommended.

The property is Council tax Band B and EPC rating D.
Available Now.

Professionals Only, No smokers.



Property Information

This well proportioned, modern, Penthouse apartment is conveniently located in the heart of Oadby town centre, on The Parade, providing easy access to a wide range of shops, bars and restaurants, the local library, a number of gyms, swimming pools and parks, as well as the stunning Botanical gardens.

The accommodation briefly comprises:

- * Access in to a secure communal entrance furnished with a two seater sofa and a postbox for each property with access via lift or stairs to all floors
- * Entrance Hall for the apartment with intercom for visitors and practical laminate flooring
- * Lounge Kitchen with uPVC doubleglazed window to the side and rear elevations, laminate flooring, stainless steel sink and drainer, a range of wall and base units with worktops over, tiled splash backs, integrated oven/hob, extractor fan, TV aerial point, inset ceiling lights, integrated dishwasher, Indesit Combi Boiler, and numerous electric sockets
- * Bedroom One, double bedroom with uPVC double glazed window to the rear and side elevation, carpet flooring, electric storage heating, and numerous electric sockets
- * Bedroom Two, double bedroom with uPVC double glazed windows, carpet flooring, electric storage heating, and numerous electric sockets
- * Family Bathroom furnished with a white bathroom suite comprising bath tub with overhead mains shower and shower screen, pedestal wash hand basin, W.C., extractor fan and heated towel rail.

Viewings

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 Payment to 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:

- a Holding Deposit of £155 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- a Deposit: £778 (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.

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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.

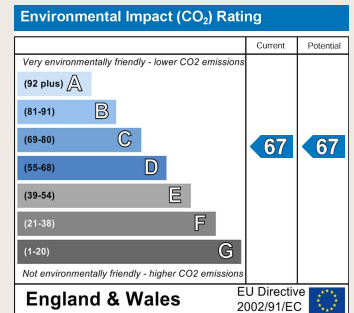
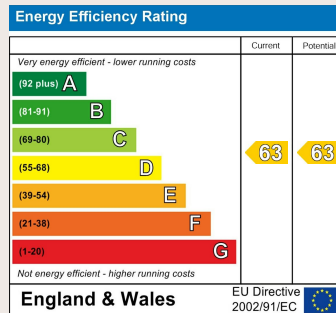
Tenant protection information

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

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Important Notice

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