



Apt 10 Regent House, 27 London Road, Oadby, Leicester, LE2 5DL

£900 Per Calendar Month



\*\* Half price off first month with 6 month tenancy or first months rent free with 12 month tenancy \*\*

This luxurious two bedroom penthouse apartment is located in an exclusive conversion scheme on the edge of Oadby town centre. Ideal for contemporary living, this apartment comprises of two bedrooms both with built in wardrobes, one En suite, a family bathroom, a fully fitted living kitchen area, allocated parking and a south facing balcony.

The property is Council Tax Band C and EPC rating C.

Available now.  
Professionals only, no smokers.



## Property Information

With south facing views and high specification; a stunning penthouse apartment with open plan living kitchen opening out to the roof terrace. On the top floor of Regent House, an exclusive apartment conversion scheme on the edge of Oadby.

The accommodation briefly comprises:

- \* Entrance hall with secure intercom entrance system
- \* Bathroom with modern white three piece bathroom suite, including bath with shower overhead
- \* Spacious Kitchen/ Diner with integrated appliances including fridge freezer, oven and hob, dishwasher.
- \* Open plan living area
- \* Double bedroom with ensuite
- \* Second bedroom
- \* Modern 3 piece bathroom with thermostatic shower over bath
- \* Double glazed doors leading to a private balcony

## 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](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: £207.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)  
Deposit: £1038.00 (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)

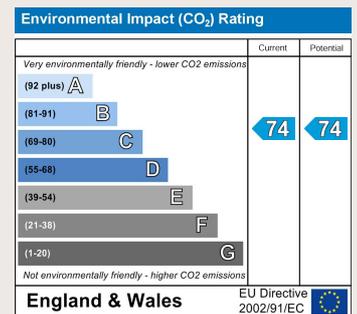
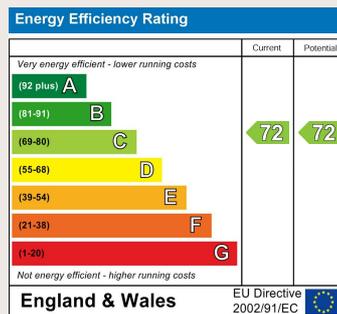
## Tenant protection information

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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  - All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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  - 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.