



## Flat 3 11 Every Street, City Centre, Leicester, Leicestershire, LE1 6AG

£875

Retaining a wealth of character and charm with contemporary finishes is this delightful two bedroom apartment within the heart of Leicester City Centre. Located within the old Barclays Bank the apartment offers open plan living with a light airy hallway, large open living kitchen, with built in appliances, two double bedrooms, the master boasting an ensuite, with fitted wardrobes and modern bathroom. The development benefits from secure bicycle storage, CCTV and a mobile phone linked intercom system. Boasting a prime location sitting amongst a plethora of amenities such as the Highcross Shopping Centre, Showcase Cinema de Lux, the cultural quarter with clubs, bars, restaurants, Curve Theatre, Phoenix Arts Centre, parks, gardens, gymnasiums and Leicester Station providing fast and frequent trains to London St Pancras (around 1 hour) and Birmingham New Street (around 45 mins) the property would prove ideal for first time buyers, investment or for those looking to downsize to a central location.





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### Property Information

Every Street is located within the centre of the city with a wealth of shops, bars and restaurants, 6 theatres including the award-winning Curve and the famous Leicester market, which is Europe's largest outdoor covered market.

Accessed via secure fob entry door with original stained glass window and ornate plaster detail, you enter in to a beautiful communal lobby area, with post boxes, tasteful decor and impressive feature stairwell rising to the first floor, with elevator access to the upper floors.

Within the apartment, the accommodation briefly comprises:

\* Living Kitchen featuring wall mounted programmable electric radiator, contemporary handle less fitted kitchen with a full range of wall and base units, integrated Bosch electric oven, full size integrated fridge freezer, integrated dishwasher and recess and plumbing for washing machine, ceramic four ring electric hob with aluminium splash back and Bosch extractor hood over and karndean flooring.

\* Spacious master bedroom benefitting from built-in wardrobe with mirrored glass sliding doors, aluminium frame tilt and turn double glazed windows to front elevation and wall mounted programmable electric radiator.

\* En-suite bathroom furnished with a

white three piece bathroom suite with Bristan fittings comprising enclosed flush wall hung WC, ceramic wash hand basin with chrome mixer tap over set within wall mounted vanity unit providing deep drawer space and shelving above and shower with glass screen and ceramic tray, chrome heated towel rail, ceramic wall tiles and karndeian flooring.

\* Second double bedroom also with a built-in wardrobe with mirrored glass sliding doors, aluminium frame double glazed tilt and turn windows to front elevation and wall mounted programmable electric radiator and glazed fitted wardrobes.

\* Family bathroom furnished with a contemporary white three-piece bathroom suite with Bristan fittings comprising enclosed flush wall hung WC, ceramic wash hand basin with chrome mixer tap over set within wall mounted vanity unit providing deep drawer space and shelving above, panelled B shaped bath with chrome mixer tap and shower over with glass screen, chrome heated towel rail, ceramic wall tiles and karndeian flooring.

### 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 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 £201 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1009

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)

All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

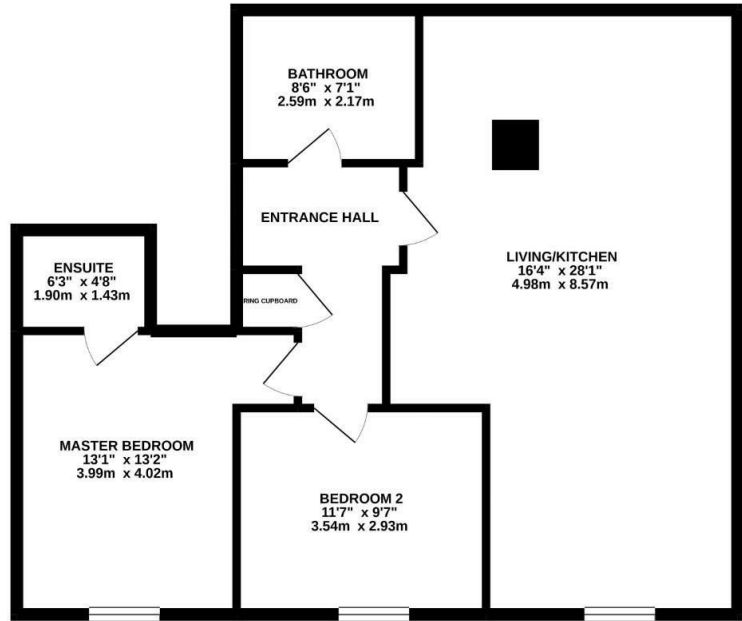
4. During the tenancy, directly to the provider:

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence





814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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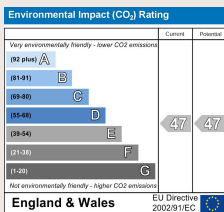
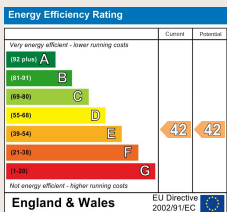
- Council Tax  
 - Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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

Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

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

**Tenant Protection Information**  
 Client Money Protection is provided by RICS.  
 Independent Redress is provided by The



**Fothergill Wyatt**  
 Estate Agents and Chartered Surveyors

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 2. 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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