



Apartment 11 Brooks House, 81 Leicester Road, Oadby, Leicester, LE2 4AN
£1,100 Per Calendar Month

Brooks House, formerly a Victorian residence, is a high specification, gated development retaining many of its original features. On offer is a large two double bedroom ground floor apartment which benefits from; an open plan living kitchen, two double bedrooms, bathroom, conservatory, private garden and two secure allocated parking spaces.

The property is in an exclusive location surrounded by mature trees giving privacy and seclusion yet just a short walk to Oadby Town Centre, local Supermarkets and the main A6.

EPC rating C and Council Tax Band B.





Property Information

A large high specification two bedroom property situated within the Brooks House development, a refurbished former Victorian family home. Constructed in the 19th Century the property benefits from a blend of character with a contemporary twist. This property is situated to the right hand side of the main building and benefits from it's own private entrance and self- contained garden area to the rear.

Located in the heart of the ever popular Oadby, the apartment boasts excellent transport links to Leicester City Centre

and Market Harborough with regular trains to London St Pancras.

The property benefits from individually controlled electric heaters and is fully double glazed throughout.

The accommodation briefly consists of;

- * A secure gated entrance to the development and private entrance to the property
- * Allocated parking for two cars
- * Utility cupboard housing the water tank and Montpellier washer dryer
- * A fully tiled bathroom with separate bath and shower cubicle, with twin showerheads, illuminated mirror and

vanity unit

* Two large double bedrooms, both benefitting from TV aerial points and one from a fitted wardrobe

* A bespoke kitchen with quartz work surfaces and integrated appliances including AEG oven, AEG hob, elica extractor hood, Hotpoint dishwasher, Whirlpool fridge freezer and Whirlpool microwave

* Conservatory with blinds to all windows and double doors leading out on to the garden area

* Fully enclosed, private garden to the rear, with both lawn and patio areas, a useful shed and gated access to the front of the property

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

Permitted Payments to Agents

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 £253 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1,269 (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





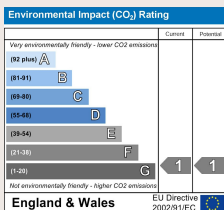
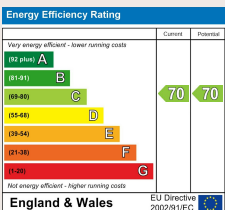
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence
- Council Tax
- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.



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