



G1 The Saxons, 1 Causeway Lane, Leicester, LE1 4BB

£1,300 Per Calendar Month

Welcome to this charming apartment located on Causeway Lane in Leicester! This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, you'll have plenty of space for a growing family or overnight guests.

The apartment features two modern bathrooms, ensuring convenience and comfort for all residents, and spanning 720 square feet, this property offers a comfortable living space.

Situated in a vibrant area of Leicester, you'll have easy access to local amenities, shops, and restaurants, making everyday living a breeze.

Awaiting EPC rating & Council Tax banding.





Property Information

Introducing The Saxons, the latest Build-to-Rent development in Leicester city centre, available to move in July 2024.

Specifically designed with renters in mind, offering state-of-the-art on-site amenities. Although the development is in one of the most central locations in the city, each unit has been designed to offer privacy and a level of poise and sophistication that feels removed from the hustle and bustle outside.

All apartments at The Saxons come with elegant, modern furnishings, integrated appliances and fitted wardrobes, meaning that residents can move straight

in and start enjoying city life whilst still having the opportunity to put their own stamp on their home with soft furnishings.

When it comes to leisure and relaxation, residents can take full advantage of the onsite amenities including co-working space, gym, yoga lounge, private courtyard and residents lounge. Additionally, there will be an on-site residents team to assist you with any queries you may have.

Contact the team to register your early access introduction into the Saxons.

*Photos are for marketing purposes only

Location

The Saxons is perfectly situated to offer easy access to vibrant city living.

The development is situated opposite the Highcross Shopping Centre, Showcase Cinema de Lux, close to the cultural quarter with a range of bars and restaurants, Curve Theatre, and the Phoenix Arts Centre, as well as close to the city's major sporting attractions, Leicester City's King Power football stadium and the Leicester Tigers Welford Road stadium

For easy transport you are just 15 minutes walk from the mainline railway station with regular trains to London St Pancras just over 1 hour away, 5 minutes from St Margaret's bus station and are easily accessible from M1 and M69 Motorways.

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 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 £300 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1500 (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:

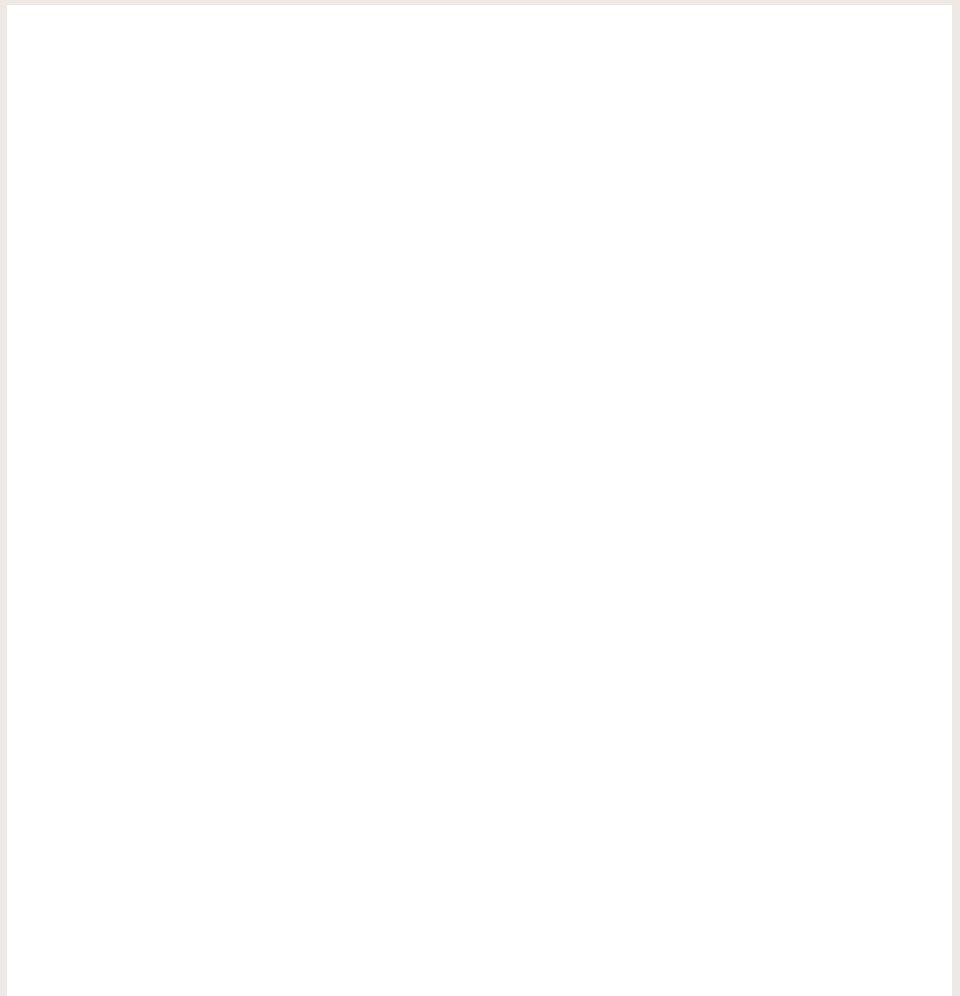
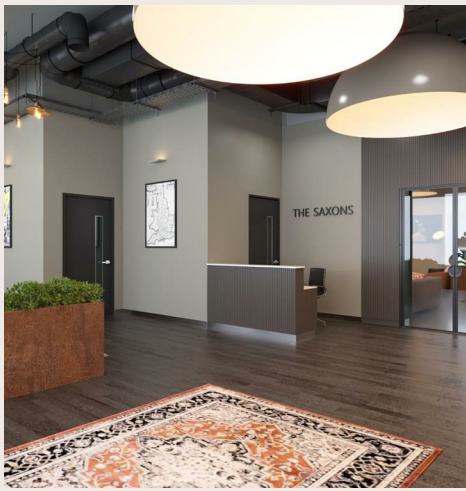
On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars are not an offer or contract, nor part of one. Fothergill Wyatt Ltd, for themselves and for the Vendors of this property, whose agents they are, give notice that:

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