



Flat 6 Braids Court, 502 London Road, Stoneygate, LE2 2PP

£695 Per Calendar Month

A well proportioned, one bedroom second floor flat benefitting from electric heating and double glazing. The property is conveniently located in the ever popular Stoneygate close to the London Road giving easy access to both Leicester City centre and Oadby Town. The property has an EPC rating of E, is Band A for Council Tax.

Available now.





Property Information

A well proportioned one bedroom second floor flat located in the ever popular area of Stoneygate. Benefitting from electric heating and double glazing, it boasts a spacious living room, separate kitchen with appliances and has a communal garden. The flat is located close to London Road giving easy access to both Leicester City Centre and Oadby town.

The accommodation briefly comprises:

- * One double bedroom
- * Kitchen with appliances
- * Separate, large living area
- * Three piece bathroom

Available from early April.

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 £160 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £801 (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.

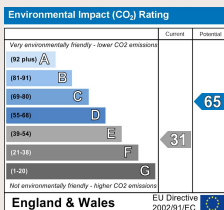
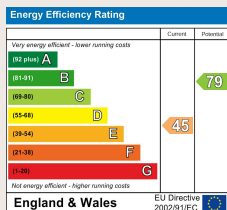
Tenant Protection Information





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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