



5 Impey Close, Thorpe Astley, Leicester, LE3 3SW

£975 PCM

A recently refurbished, two bedroom, semi-detached property benefiting from double glazing and gas central heating with off road parking, a single garage and a rear garden.

The property is located in the conveniently situated Thorpe Astley with excellent access routes to the City Centre and Fosse Park/ M1/ M69.

The property is Council Tax Band B and is awaiting EPC.

Available early July.





Property information

A beautifully presented two bedroom house benefiting from double glazing and gas central heating with off road parking and a garage. The property has recently undergone a full refurbishment and has been painted and re-carpeted throughout.

- * A spacious lounge to the front of the property
- * A fully fitted kitchen to the rear
- * Two double bedrooms
- * Family bathroom with bath and overhead shower
- * Enclosed rear garden with lawn and patio areas
- * Off road parking & single garage

The property is located in the conveniently situated Thorpe Astley with excellent access routes to the City Centre, Fosse Park and motorway access to M1 / M69. The accommodation briefly comprises:

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

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 £225.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: ££1125

2. During the tenancy:

- £50.00 inc 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 charge- 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)es (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

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.

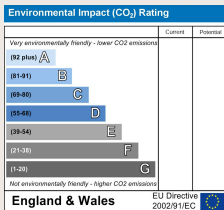
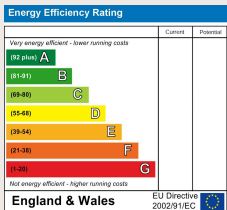
Independent Redress is provided by The Property Ombudsman.





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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