



Flat 15 Westside Apartments, 25- 27 Bede Street, Leicester, LE3 5LD

£1,300 Per Calendar Month

This three bedroom, second floor, modern apartment is located within a highly desirable conversion of 21 apartments set over 3 floors in an iconic building.

Conveniently situated in the popular West End of Leicester, this property is located walking distance to DMU and a 20-25 minute walk to UOL and the City Centre, as well as the ever popular Braunstone Gate and Narborough Road with their vast array of shops, bars and restaurants.

Ideal for contemporary shared living, this apartment comprises of three double bedrooms, one with ensuite, modern bathroom, and a fully fitted living kitchen with appliances.

Furnished, but the tenant would be responsible for any further replacements.

Available mid July.

Council Tax Band D. Excellent EPC Rating of C.





Property Information

This spacious, well proportioned apartment, is part of a high quality refurbishment benefiting from electric central heating throughout, large double glazed windows and is well presented with wood flooring in living areas, modern grey tile effect lino in the bathrooms and carpeted bedrooms and entrance hall.

The accommodation briefly comprises:

- * Access via a communal entrance hall

- * Entrance in to a spacious hallway, with intercom system
- * Living area incorporating fully fitted kitchen with fridge freezer and electric oven, worktop with integrated four ring hob and extractor and Indesit washing machine
- * Master Double Bedroom with three piece ensuite
- * Second Double Bedroom
- * Modern Bathroom with white bathroom suite, including bath and with shower over
- * Third Double Bedroom

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 £300.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1500.00

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





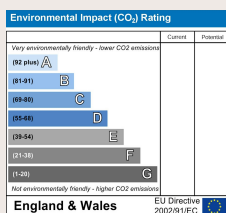
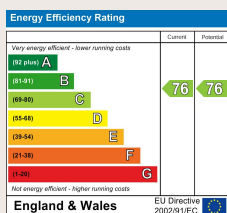
relevant legislation including contractual damages.

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.



Fothergill Wyatt
 Estate Agents and Chartered Surveyors

Suite 305 108 New Walk
 Stonegate
 Leicester LE1 7EA
 T 0116 270 5900
 F #
www.fothergillwyatt.com

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