



Apartment 1 Rowlinson Court, 6 Heathley Park Drive, Leicester, LE3 9EQ

£1,100 PCM

This immaculate two bedroom, ground floor apartment has recently been refurbished to a high standard throughout and is located in the popular area of Heathley Park in Leicester, only minutes away from the City Centre and ideally located for commuting via the A46 bypass and motorway network.

The accommodation is unfurnished and consists of two double bedrooms, a very spacious living room, separate kitchen and a bathroom furnished with modern white bathroom suite.

Tenants will benefit from use of the communal gardens and off-street parking.

The property is Council Tax band B and EPC D.
Available early July.





Property Information

This spacious ground floor, two bedroom apartment has recently been refurbished throughout, to a high standard, offering high ceilings and large, bay windows to the living room and bedroom 1, flooding the rooms with natural light.

The refurbishment included full redecoration of walls and woodwork in white, new carpets in the hallways, living room and bedrooms and linoleum flooring in the bathroom and kitchen, a new bathroom suite, partial new kitchen, new internal doors and new vertical blinds at all windows. All windows are uPVC double glazed and the property has electric heating.

The development is ideally located in the popular West End of Leicester, close to local amenities and also close to Leicester City Centre and Glenfield Hospital.

The accommodation briefly comprises:

- * Access via a spacious communal entrance hall
- * Entrance in to a generous hallway, with cloak cupboard (containing coat hooks and the consumer unit), and intercom system
- * Large living room with bay window
- * Contemporary bathroom furnished with a modern white three piece bathroom suite, including bath with Triton electric shower overhead, wash hand basin with

vanity unit underneath and a wall mounted heater

* Spacious kitchen with linoleum flooring, a range of wall and base units, an integrated electric oven, induction hob and chimney extractor hood, a washing machine and a free-standing fridge freezer.

* Bedroom Two, a well proportioned double bedroom with carpet flooring, and double glazed window with vertical blinds

* Master bedroom, an incredibly large double with double glazed bay window with vertical blinds, built in wardrobe with shelf and hanging rail and carpet flooring

* Use of communal gardens and one off street parking space.

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 £253.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)

- Deposit: £1,269.00 (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.

directly.

Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.

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

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		

Fothergill Wyatt
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