



12 Carlton Court, 384 London Road, Stoneygate, LE2 2PN

£995 Per Calendar Month

This spacious, first floor, two double bedroom flat has recently been renovated throughout to a high standard. The property benefits from two double bedrooms, both with built in wardrobes, a large lounge, a contemporary bathroom and a well proportioned kitchen with appliances included.

Located a short stroll from the fashionable Stoneygate Shops and local schooling.

The Property can have a garage included for an additional cost.

The property has an EPC rating C and is Council Tax band B. The property is available September.





Property Information

Located in the desirable Stoneygate location, this first floor two bedroom property is bright and spacious, offering generous living accommodation and benefits from off street parking. It is conveniently located for the City Centre, the LRI, the University of Leicester and for commuting to the M1/ M69 Motorway Junction.

The property has recently undergone a full refurbishment programme throughout benefitting from new carpets, neutral decoration, a new bathroom suite and a newly fitted kitchen with appliances.

The accommodation briefly comprises:

- * Access via communal entrance and stairwell to the first floor
- * Access into an entrance hall with useful storage cupboard and shelving
- * Master bedroom overlooking communal gardens, benefitting from a large built in wardrobe
- * Spacious living room overlooking communal gardens
- * Second double bedroom with built in wardrobe
- * Contemporary bathroom furnished with a white 3 piece bathroom suite including a bath with a thermostatic shower overhead
- * Generous kitchen with a range of wall

and base units and all new appliances including Lamona integrated oven, Lamona gas hob, Hotpoint washer/dryer, Fridgemaster fridge with freezer compartment and Morphy Richards microwave. The Viessmann Combi boiler is also located in the kitchen.

* There are communal gardens to the rear of the property for use by residents

* There is a secure garage which can be included in the let for an additional £50 per calendar month

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: £229.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)

Deposit: £1,148.00 (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.

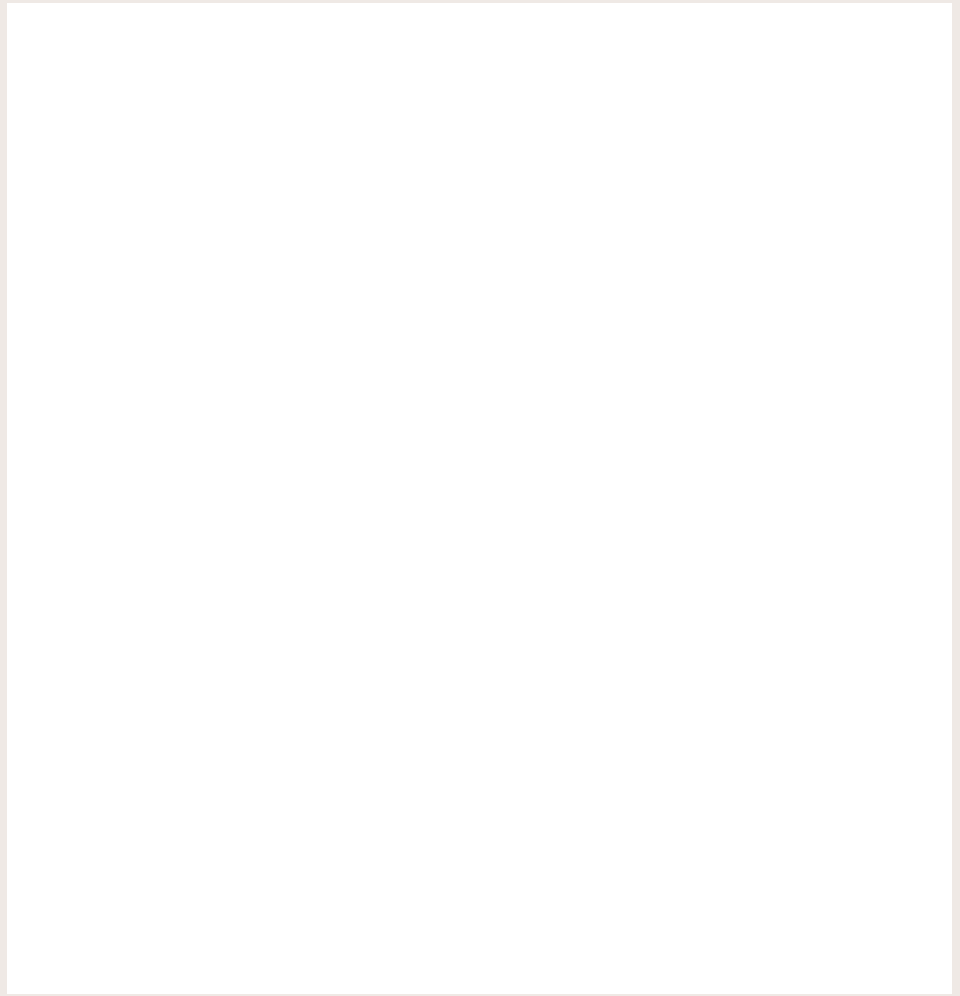
4. During the tenancy, directly to the provider:

- Utilities - gas, electricity, water

- Communications - telephone and broadband

- Installation of cable/satellite (if





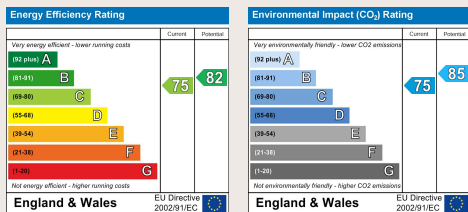
permitted and applicable)
 - Subscription to cable/satellite supplier
 - Television licence
 - Council Tax
 - Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.

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



Fothergill Wyatt
 Estate Agents and Chartered Surveyors

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