



1 Gregorys Close Thorpe Astley, Leicester, LE3 3TF

£995 Per Calendar Month



Welcome to this charming semi-detached house located in the sought-after area of Thorpe Astley. This modern property boasts a delightful corner plot, offering a spacious and private outdoor area for you to enjoy. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house features two lovely bedrooms, ideal for a small family or those in need of a guest room or home office. One of the standout features of this property is the parking space for up to two vehicles. Additionally, the garage provides extra storage space or the perfect spot to keep your car safe and secure. Situated in an excellent location near Fosse Park, you'll have easy access to a variety of shops, restaurants, and amenities.



Property Information

This property has been fully re-decorated in white and has had new flooring throughout and would make an excellent family home. It would also be perfect for commuters due to its location in the popular Thorpe Astley area close to the M1/ M69 motorway links and a short distance into Leicester City Centre.

The accommodation briefly comprises:

- * A spacious Lounge to the front of the property (12ft 8" x 13 ft 10")
- * A Kitchen/ Diner with a range of wall and base units and white goods included (12 ft 8" x 9 ft 4")
- * Double bedroom to the rear of the property overlooking the garden (12 ft 9" x 8 ft 3")
- * Family bathroom with a white three piece bathroom suite, including a bath with a shower overhead (6 ft 4" x 6 ft 3")
- * Second double bedroom benefitting from large built in wardrobe over the stairs (9 ft 7" x 9 ft 8")
- * Enclosed rear garden
- * Off road parking on driveway for 2 vehicles (tandem parking) & single garage

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 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 £229 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
 - Deposit: £1148

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 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)

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.

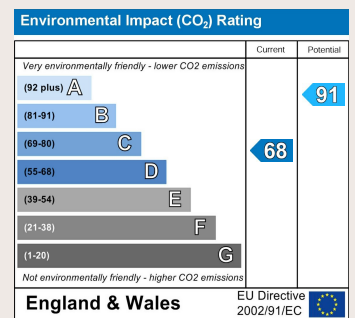
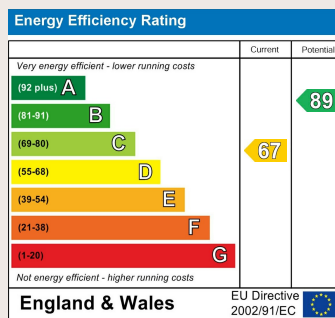
Tenant Protection Information

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

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Important Notice

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 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.