



G10 The Saxons, 1 Causeway Lane, Leicester, LE1 4BB

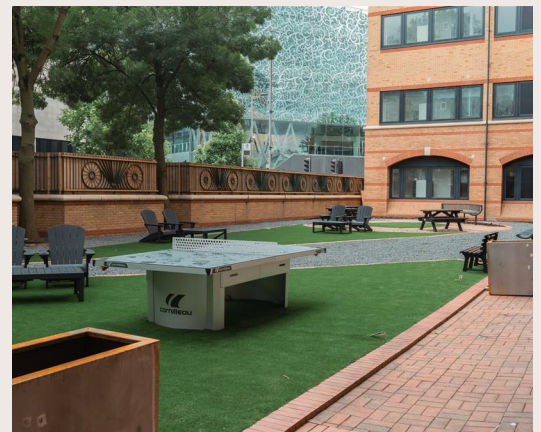
£1,350 Per Calendar Month

First Two Weeks Rent Free When You Reserve One of the Final Remaining Apartments!

Welcome to this charming apartment located on Causeway Lane in Leicester! With a generous 839 square feet of living space, this apartment offers a perfect blend of style and functionality and is furnished to a high standard.

One of the standout features of this apartment is the separate kitchen and living room, providing a great layout for both entertaining guests and relaxing after a long day. The onsite gym is a fantastic addition, offering convenience for those looking to stay active without having to leave the comfort of their home.

Located in a thriving community, residents will have access to a range of amenities and services right at their doorstep. Whether you're looking to enjoy a leisurely stroll in the neighbourhood or explore the local shops and restaurants, this location offers the best of city living.





Property Information

Last few apartments remaining, reserve today to qualify for two weeks rent free!

Introducing The Saxons, the latest Build-to-Rent development in Leicester city centre, available to move in July 2024.

Specifically designed with renters in mind, offering state-of-the-art on-site amenities. Although the development is in one of the most central locations in the city, each unit has been designed to offer privacy and a level of poise and sophistication that feels removed from the hustle and bustle outside.

All apartments at The Saxons come with elegant, modern furnishings, integrated appliances and fitted wardrobes, meaning that residents can move straight in and start enjoying city life whilst still having the opportunity to put their own stamp on their home with soft furnishings.

When it comes to leisure and relaxation, residents can take full advantage of the onsite amenities including co-working space, gym, yoga lounge, private courtyard and residents lounge. Additionally, there will be an on-site residents team to assist you with any queries you may have.

Contact the team to register your early access introduction into the Saxons.

*Photos are for marketing purposes only

Location

The Saxons is perfectly situated to offer easy access to vibrant city living.

The development is situated opposite the Highcross Shopping Centre, Showcase Cinema de Lux, close to the cultural quarter with a range of bars and restaurants, Curve Theatre, and the Phoenix Arts Centre, as well as close to the city's major sporting attractions, Leicester City's King Power football stadium and the Leicester Tigers Welford Road stadium

For easy transport you are just 15 minutes walk from the mainline railway station with regular trains to London St Pancras just over 1 hour away, 5 minutes from St Margaret's bus station and are easily accessible from M1 and M69 Motorways.

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 of £311 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)

- Deposit: £1557 (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.

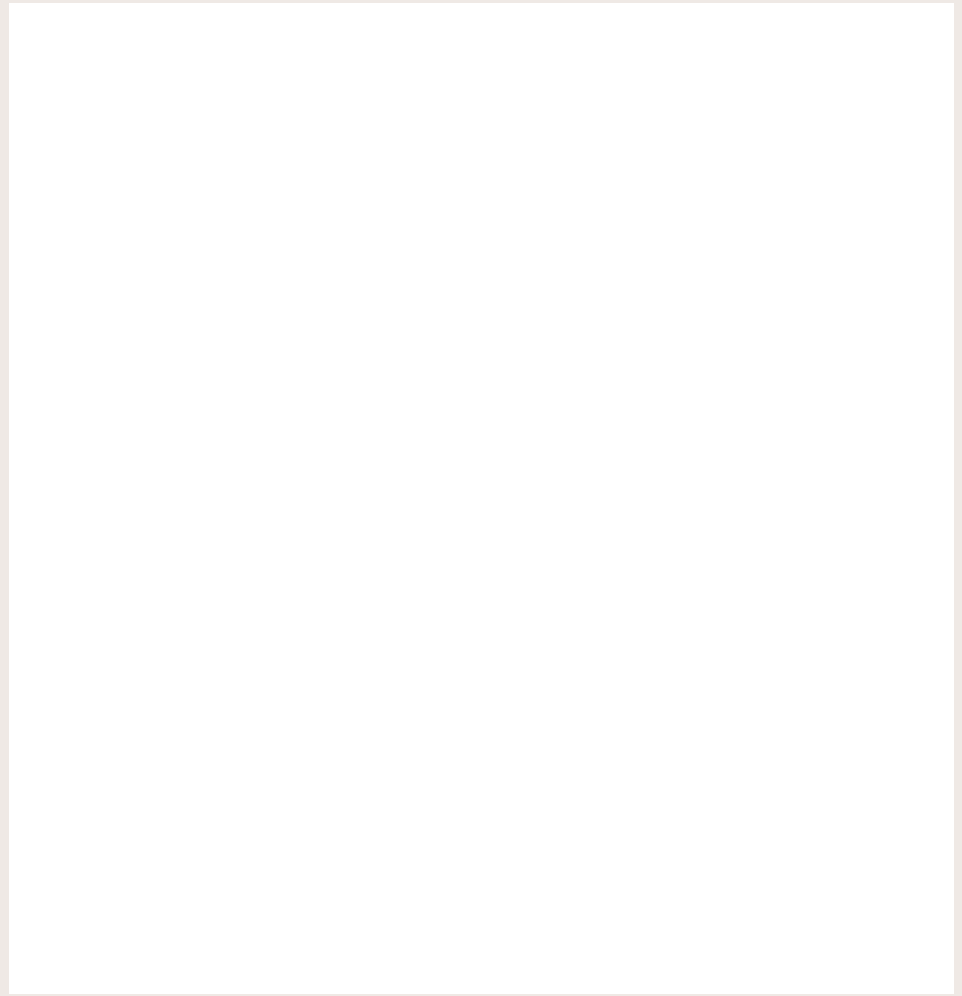
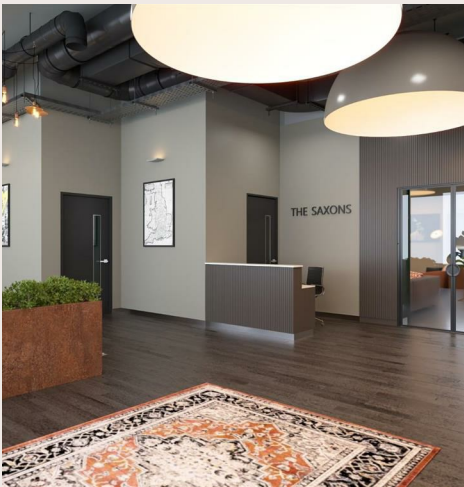
4. During the tenancy, directly to the provider:

- 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.

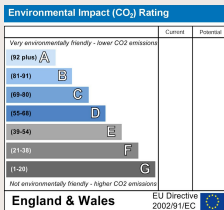
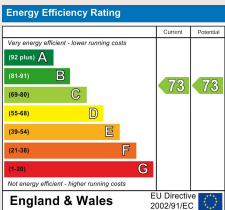
Independent Redress is provided by The Property Ombudsman.

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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www.fothergillwyatt.com

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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