



**Apartment 5 Westside Apartments, 25-27 Bede Street, Leicester,
Leicestershire, LE4 5LD**
£695 Per Month

This ground floor studio 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, walking distance to the Leicester Royal Infirmary, De Montfort University and the City Centre, as well as the ever popular Braunstone Gate and Narborough Road with their vast array of shops, coffee shops, bars and restaurants, offering easy access to the M1/ M69 motorway junction for commuting.

The property is Council Tax Band A and EPC rating C.





Property Information

This well proportioned, spacious apartment is part of a high quality refurbishment benefits from electric heating, large double glazed windows and is well presented with wood flooring in living areas, with modern grey tile effect lino in the bathroom.

This ground floor studio apartment, benefits from a partition wall, separating the bedroom area from the living kitchen, for added privacy. The apartment also benefits from it's own private entrance, through uPVC French doors (leading in to the livign kitchen).

The accommodation briefly comprises:

- * Access via a communal entrance hall or the uPVC French doors
- * Entrance 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
- * Bedroom area, separated from the living area by a partition wall, with built in storage cupboard, housing the water tank and consumer unit
- * Modern Bathroom with white bathroom suite

Viewing Arrangements

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 payment 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: £160 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £801 (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.

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

Tenant Protection Information

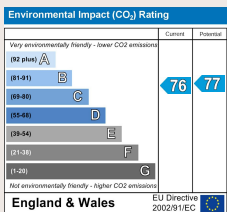
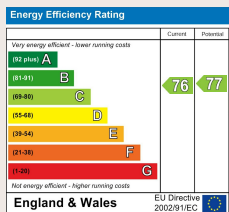
Client Money Protection is provided by RICS.

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.



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