



56 Ullswater Street, Leicester, LE2 7DT

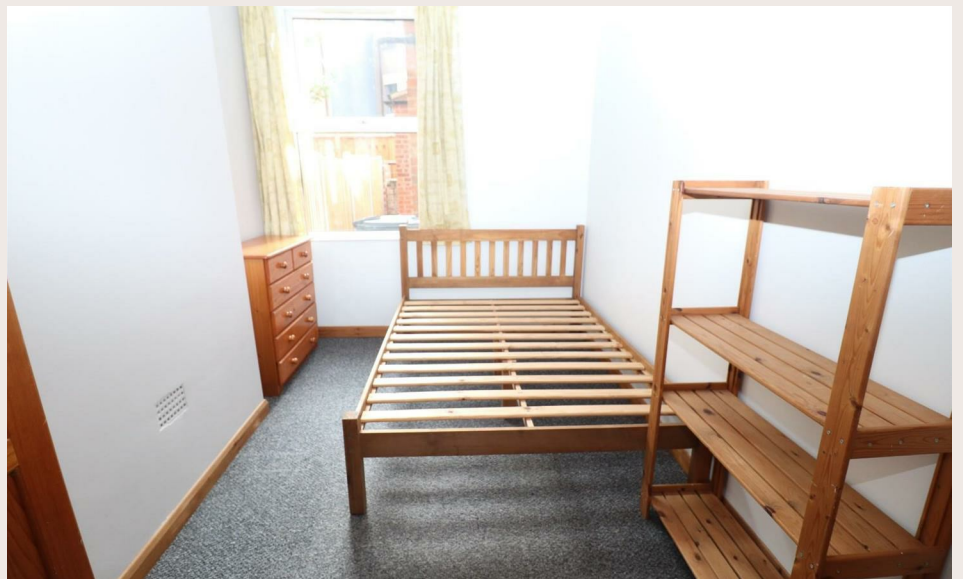
£1,100 Per Calendar Month

Welcome to Ullswater Street, Leicester - a charming location that could be the perfect setting for your new home! This mid-terraced house boasts a generous 861 sq ft of living space, offering ample room for you and your family to thrive.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. With four spacious double bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary.

Situated close to DMU and LRI, this property offers not just a beautiful home, but also a convenient location that provides easy access to amenities and transport links.





Property Information

This Victorian, mid-terraced property is conveniently situated within walking distance of Leicester Royal Infirmary and De Montfort University and close to the City Centre. The location is also ideal for commuters, with the M1/ M69 motorway junction being easily accessible via Narborough Road, which also offers a wide range of shops, bars and restaurants.

The property is currently offered furnished, but the furniture can be removed if preferred. If you choose to use the existing furniture, this will not be maintained by the landlord during the tenancy, and this will be your responsibility to repair or replace as required.

The accommodation briefly comprises:

- * Front Reception Room with built in storage

cupboard housing the electricity meter and consumer unit, and large downstairs storage cupboard housing the gas meter. This room is currently furnished with a two-seater sofa, glass coffee table and helving unit. 10 ft 11" x 11 ft 03"

- * Bedroom One, a double bedroom currently furnished with a double bed base, wardrobe, chest of drawers and shelving unit. 8 ft 3" x 12 ft 10"

- * Galley style Kitchen with a range of wall and base units, integrated oven and gas hob, as well as a fridge freezer and washing machine. The combi boiler is located in the kitchen. Please note, only the integrated oven and hob will be maintained by the landlord during the tenancy, freestanding appliances will not. 7 ft 2" x 12 ft 4"

- * Ground floor Bathroom, with shower cubicle, separate bath, WC and wash hand basin. 8 ft

8" x 7 ft 8"

* Second Double Bedroom to the first floor, overlooking the road, currently furnished with a double bed base, shelving unit and chest of drawers. 12 ft 8" x 11ft 8"

* Third Double Bedroom on the first floor, in the middle of the property, currently furnished with a double bedroom, furnished with a double bed base, mattress, wardrobe and chest of drawers. 9 ft 10" x 10 ft 6"

* Fourth Double Bedroom, to the rear of the property, furnished with a small double bed base and mattress, wardrobe and chest of drawers. 7 ft 2" x 12 ft 3"

* Separate WC, to the first floor.

* To the rear of the property there is a small paved, courtyard garden.

The property benefits from gas central heating and UPVC double glazing throughout.

*** Please note, a maximum of 4 people can live in this property, unless occupied by one household/ family ***

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

- Deposit: £1,384 (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.

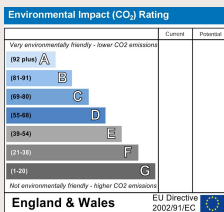
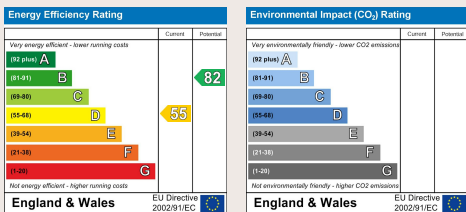
Tenant Protection Information





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.



Fothergill Wyatt
Estate Agents and Chartered Surveyors

Suite 305 108 New Walk
Stoneygate
Leicester LE1 7EA
T 0116 270 5900
F #
www.fothergillwyatt.com

Important Notice

These particulars are not an offer or contract, nor part of one. Fothergill Wyatt Ltd, for themselves and for the Vendors of this property, whose agents they are, give notice that:
 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
 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.
 3. No person in the employment of FothergillWyatt has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fothergill Wyatt Ltd., nor enter into any contract on behalf of the Vendor.
 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.