



## 19 Corah Close, Scrattoft, Leicester, LE7 9FW

**£850 Per Calendar Month**



An immaculately presented two bedroom contemporary coach house maisonette with off road parking and garage. Located in the popular village of Scrattoft, within walking distance of a wide range of amenities, pubs and restaurants, and beautiful countryside.

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

Professionals only, no smokers or pets.  
Available early September.



## Property Information

Located within this highly popular, and convenient, East Leicestershire village, this modern, two bedroom, coach house mainsonette is beautifully decorated throughout and is in excellent condition.

Scraptoft has a range of local amenities and offers excellent transport links to the City Centre and surrounding countryside.

The accommodation briefly comprises:

- \* Master Bedroom benefitting from built in wardrobes
- \* Further Second double bedroom
- \* Bathroom with modern white three piece suite including bath with shower overhead
- \* Spacious Living / Diner is at the heart of the property
- \* Separate Kitchen with a range of wall and base units and white goods are provided including a oven and hob with extractor hood over, a washing machine & fridge freezer

## 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](http://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: £196.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £980.00 (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.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

## Fothergill Wyatt

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### 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.  
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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.