



59 Liberty Road, Glenfield, Leicester, LE3 8JF

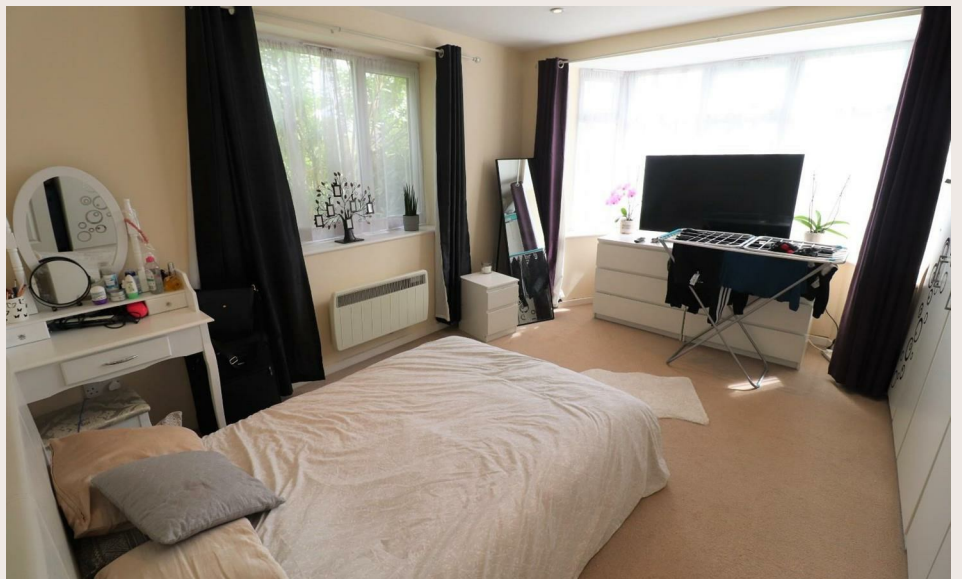
£750 Per Calendar Month

Situated in the popular village of Glenfield, within walking distance of local amenities is this ground floor, one bedroom apartment, offering spacious living accommodation.

The property benefits from off-street parking, is fully uPVC double glazed throughout.

Available early April. EPC rating D and Council Tax band A.





Property Information

This spacious one bedroom flat is in walking distance of a wide range of local amenities, including pubs, restaurants and convenience stores, as well as being a short drive from a number of popular parks and shopping areas.

The accommodation briefly comprises:

- * Off-street parking
- * Access via a communal entrance hallway, shared with the residents of the first floor flat
- * Large living room

- * Double bedroom
- * Modern kitchen with oven, hob and space for white goods
- * Bathroom with spacious shower cubicle, WC and wash hand basin
- * Access to a communal garden with lawned area and shrubs, and separate courtyard area

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 £173.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £865.00 (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:

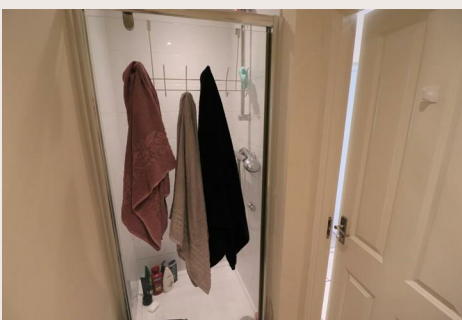
On early termination of the tenancy, the tenant will remain liable for rent and all utilities until such time that a new tenancy supersedes theirs.

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

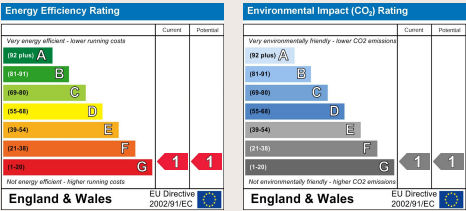




incur a different scale of costs which are available on request.

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.



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