



2a Rowlinson Court, 6 Heathley Park Drive, Leicester, LE3 9EQ

£750 Per Calendar Month



This immaculate two bedroom, ground floor apartment has recently been renovated to an incredibly high standard and is located in the popular area of Heathley Park in Leicester, only minutes away from the City Centre and ideally located for commuting via the a46 bypass and motorway network. The accommodation is unfurnished and consists of two double bedrooms, a spacious living kitchen, bathroom furnished with modern white bathroom suite and use of communal gardens and allocated parking.

Currently awaiting EPC rating and Council Tax banding from LCC.  
Available now.



## Property Information

This ground floor, two bedroom apartment has recently been converted from former offices and is well proportioned, offering high ceilings and large windows to the living kitchen. The development is ideally located in the popular West End of Leicester, close to local amenities and also close to Leicester City Centre and Glenfield Hospital. The property has a contemporary living kitchen, stylish bathroom, plus two double bedrooms and benefits from double glazing throughout.

The accommodation briefly comprises:

- \* Access via a spacious communal entrance hall
- \* Entrance in to a generous hallway, with laminate flooring, utility cupboard, central heating thermostat and intercom system
- \* Bedroom Two, a well proportioned double bedroom located overlooking the communal gardens, with built in wardrobe, carpet flooring, TV aerial point and large double glazed window with vertical blinds
- \* Master bedroom, another double overlooking the communal gardens, with three, high level double glazed windows with vertical blinds, TV aerial point and carpet flooring
- \* Contemporary bathroom furnished with a modern white three piece bathroom suite, including bath with thermostatic bar shower overhead, wash hand basin with vanity unit underneath and light up, wall mounted mirror above and sliding door
- \* Spacious living kitchen with laminate flooring, attractive L-shaped, fitted Kitchen with a range of light grey wall units and dark grey base units, an integrated electric oven, induction hob and chimney extractor hood, a full size Candy dishwasher, an Indesit washer dryer and an Indesit fridge freezer. There are two large windows overlooking the front of the development, that flood the room with light, both of which are fitted with vertical blinds
- \* Use of communal gardens and one allocated off street parking space.

## 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 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.

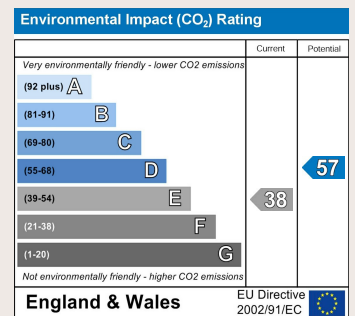
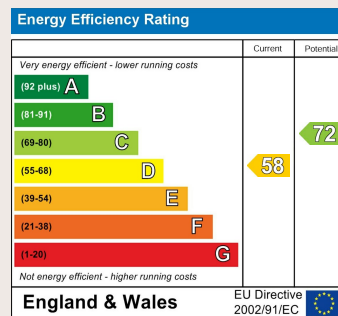
## Tenant Protection Information

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.



## Fothergill Wyatt

Estate Agents and Chartered Surveyors

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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.