



4A Mostyn Street, West End, Leicester, LE3 6DT

£550 Per Calendar Month

This spacious one bedroom, ground floor flat is located in the popular West End of Leicester, only minutes away from the Braunstone Gate shopping parade and the City Centre offering easy access to the M1/M69 motorways.

Situated in a converted former office building, the flat has been finished to a high standard throughout, benefitting from off street parking with secure gated entry and uPVC double glazing.

The property has an EPC Rating D and Council Tax Band A
Available now.





Property Information

This attractive, one bedroom, ground floor flat is ideally located in the popular West End close to local amenities and within walking distance of the City Centre, Leicester Royal Infirmary Hospital and the Braunstone Gate shopping parade.

The accommodation briefly comprises:

- * Private entrance
- * Spacious lounge area with TV aerial point and wooden flooring
- * Kitchen furnished with a range of

white high gloss wall and base units, integrated oven, hob and extractor fan and tiled floor

- * Well proportioned double bedroom with TV aerial point and wooden flooring

- * Contemporary bathroom furnished with a white three piece bathroom suite including bath with shower overhead, chrome heated towel rail and tiled flooring

- * One off street parking space to the rear of the property, accessed via secure gated entry and further on street parking available on Mostyn Street.

Viewings

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

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: £126.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £634.00 (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





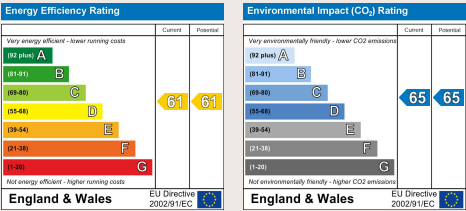
contractual damages.

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
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