



Flat 4E Cross Street, Blaby, Leicester, LE8 4FD

£595 Per Calendar Month

A well proportioned one bedroom ground floor flat with secure gated entrance, in the popular village of Blaby.

The property benefits from gas central heating and is double glazed throughout with a spacious living room and separate kitchen with appliances.

The property has an EPC rating of D and is Council Tax band A.

Available June 2022.





Property Information

This spacious one bedroom, ground floor apartment is located in the heart of Blaby, amongst its many shops and restaurants as well as close to The Black Horse and the Fox and Tiger pubs. It is also within walk distance of major bus routes into the city centre & M1/M69 links making it ideal for commuter's.

The accommodation briefly comprises:

- * Access via a secure gate to communal entrance

* Kitchen with a range of wall and base units, as well as oven, hob and extractor fan

* Spacious lounge benefitting from large window

* Double bedroom

* Modern bathroom furnished with a white three piece bathroom suite comprising a bath with shower overhead, WC and wash hand basin

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 £137.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £686.00

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)

All these payments should be made to the Landlord's Agent - Fothergill Wyatt Limited.

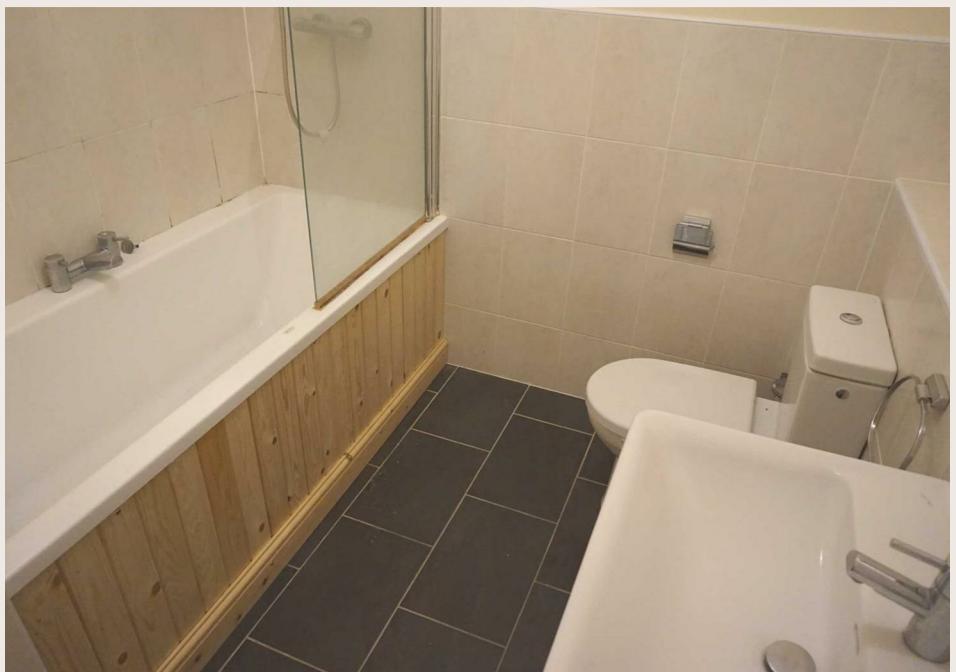
4. During the tenancy, directly to the provider:

- 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.

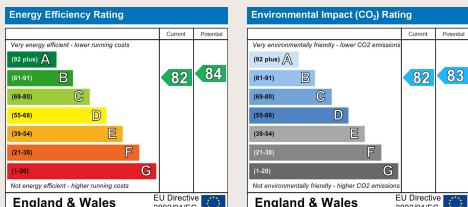
Tenant protection information

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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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.