Fothergill Wyatt
Estate Agents and Chartered Surveyors

Apt 6 Wyndham Lodge, Kennelmore Road, Melton Mowbray, Leicestershire, LE13 0RU

£925 Per Calendar Month

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Recently converted to a high standard, Wyndham Grange Lodge accommodates nine luxury apartments which are surrounded by beautiful, peaceful parkland. The site has been sympathetically designed to retain many of the original features and to enable residents to enjoy the views of the established trees and grassed areas.

The property is Council Tax Band C and EPC rating B.
The apartment is offered unfurnished and available from the 1st of June 2022.

Property Information

This luxurious two bedroom, first floor apartment has a beautiful living kitchen that is fully equipped with integrated appliances, two double bedrooms and overlooks the spacious communal gardens to the rear of the lodge.

The accommodation compromises in brief:
* Large open plan living kitchen/diner with a range of grey wall and base units, plus all the essential kitchen appliances, including an integrated fridge freezer, dishwasher, washer/ dryer, ceramic hob, extractor and oven. There is a long breakfast bar, beautiful granite worktop and ample storage space. as well as large, bespoke timber framed windows, flooding the room with light
* Master bedroom situated next to the living kitchen
* Second smaller double bedroom
* Contemporary shower room with white three-piece bathroom suite, with double shower cubicle and thermostatic bar shower, benefitting from twin shower heads
* Engineered oak flooring throughout which is both practical and attractive
* Communal garden with a wealth of mature lawns, foliage and trees
* Communal patio area finished with Indian stone
* An A rated gas fired boiler (located in the kitchen)
* Private carpark to the right-hand side of the building

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 Agents

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 £213.00 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £1067.00

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.

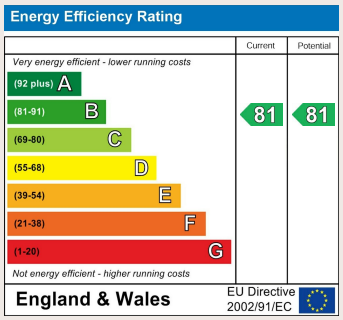
4.During the tenancy, directly to the provider:
- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence
- Council Tax
- Any other permitted payments, not included above, under the relevant legislation including contractual damages.

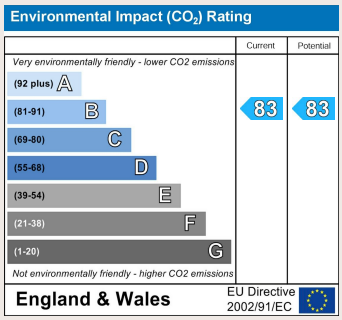
Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

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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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.
3. No person in the employment of FothergillWyatt has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fothergill Wyatt Ltd., nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
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.