



**11 CROWN APARTMENTS,
LOUGHBOROUGH, LEICESTERSHIRE, LE11 1AG**



RENT £675.00 P.C.M. EXCLUSIVE

Available from the middle of July, this second floor flat is situated in a purpose-built development within walking distance from Loughborough town centre. Offering part-furnished accommodation comprising of lounge with open plan kitchen off, including a fridge freezer, integrated washing machine, dishwasher, oven, hob and extractor. Balcony off the lounge overlooking the rear sight. Two double bedrooms, one with en-suite and a separate family bathroom. One allocated covered car parking space to the rear development with secure electric entrance gate as well as a locked bike store. The property is within easy reach to the town centre, university and the train station and would ideally suit a professional. Energy Rate C. There is a holding deposit of £155.00 that will be required upon successful application of the property. Assuming that all criteria is met, a damage deposit of £775.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply please contact the office for further details.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMODATION:

ENTRANCE HALL: Ceiling light point, smoke alarm. Laminate flooring. Cupboard housing the heating cylinder for both the central heating and hot water. Internal doors giving access to:-

LOUNGE: 15'11" x 11" (4.9 m x 3.4 m). Open plan lounge through to kitchen and UPVC doors opening on to the balcony overlooking the car park. Ceiling light point. Central heating radiator. Laminate flooring.

KITCHEN: 10'3" x 6" (3.1 m x 1.8 m) Comprising of a range of base and eye level units with roll edge work surface. One length forming breakfast bar into the lounge. Integrated appliances to include a dishwasher, washing machine, oven and hob with extractor fan over. Freestanding Smeg fridge freezer. Ceiling downlights. Smoke alarm. UPVC double-glazed windows to the rear elevation.

BEDROOM 1: 13'7" x 9" (4.1m x 2.7m) Comprising of built in wardrobes. UPVC double-glazed doors to the side with a Juliette balcony. Ceiling light points. Central heating radiator.

EN-SUITE: To include WC, shower and a wash hand basin. Ladder effect towel rail and tiled flooring.

BEDROOM TWO: 13'5" x 9'6" (4.1m x 2.9 m). To include a double bed, wardrobe and desk. UPVC double-glazed windows to the side elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three piece suite to include a "P" shaped bath with shower attachment over. W.C. and wash hand basin. Inset of vanity units. Ceiling downlights. Ladder effect towel rail. Ceiling downlights. Tiled flooring.

OUTSIDE: Number 11 has one allocated car park space to the rear development. The flat is accessed through the communal entrance door.



COUNCIL TAX BAND: C

RESTRICTIONS: No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

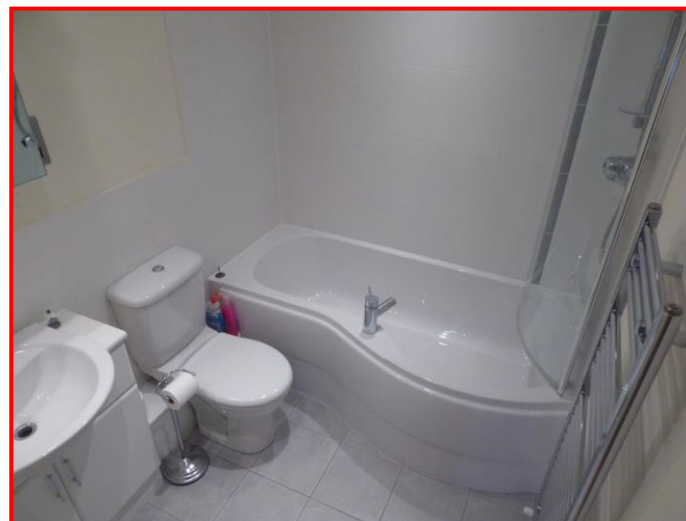
All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order. If you require any further information please contact our Residential Property Management Department.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. There is a holding deposit of £155.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £775.00 will be required, along with the first month's rent, before the tenancy commences. These fees are including VAT. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Please note these details and pictures were produced in 2018 and are for illustrative purposes only. We are members of the Property Ombudsman Scheme.



Second Floor

