



**KNIGHTTHORPE COURT, BURNS ROAD,  
LOUGHBOROUGH LEICESTERSHIRE, LE11 4NP**



**Rent £ 550.00 P.C.M. exclusive**

This ground floor studio has been completely refurbished and new carpets will be fitted prior start of the Tenancy. The accommodation includes a lounge area with bedroom off, kitchen with fridge and washer machine included. Bathroom with three piece suite and shower over bath. Communal gardens with allocated parking and the possibility of renting a garage by separate negotiation. Located within easy reach of Loughborough's University and town centre this flat would suit a single professional or post graduate. Energy rate C. Council tax band A. There is a holding deposit of £125, assuming that all criteria are met there is a security deposit of £505 to pay with the first month rent.

**THINKING OF LETTING?**

**For a FREE APPRAISAL of your property without obligation**

**RING FRECKELTONS on 01509 214564**

**Residential Lettings**

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> [www.freckeltons.com](http://www.freckeltons.com)

## ACCOMMODATION:

### ENTRANCE HALL:

Ceiling light. Wall mounted electric heater. Storage cupboard. Further internal door giving access to the airing cupboard, which has a pre-lagged immersion cylinder with water tank over and storage shelving. Internal doors give access to the:-

### LOUNGE/DINER: 3.35m x 2.97m (11' 0'' x 9' 9'')

With full width patio door and window to the rear elevation overlooking the communal gardens and leading to the full width patio area. Ceiling light point. Wall mounted night storage heater and sliding door giving access to:-

### BED AREA: 2.44m x 2.03m (8' 0'' x 6' 8'')

Single ceiling light, double glaze window facing rear.

### KITCHEN: 2.85m x 2.03m (9' 4'' x 6' 8'')

With base unit with inset stainless steel sink with side drainer. Further work surface to the left hand side. Washing machine and fridge. Two floor to ceiling storage cupboards. Window to the front elevation. Ceiling light point.

### BATHROOM: 1.83m x 1.25m (6' 0'' x 3' 13'')

Which comprises of a three piece suite to include paneled bath with shower attachment over, W.C and wash hand basin. Obscure glazed window to the front elevation. Ceiling light point and wall mounted electric fan.

### OUTSIDE:

Parking spaces available. Possibility to rent a garage with separate agreement.



**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.

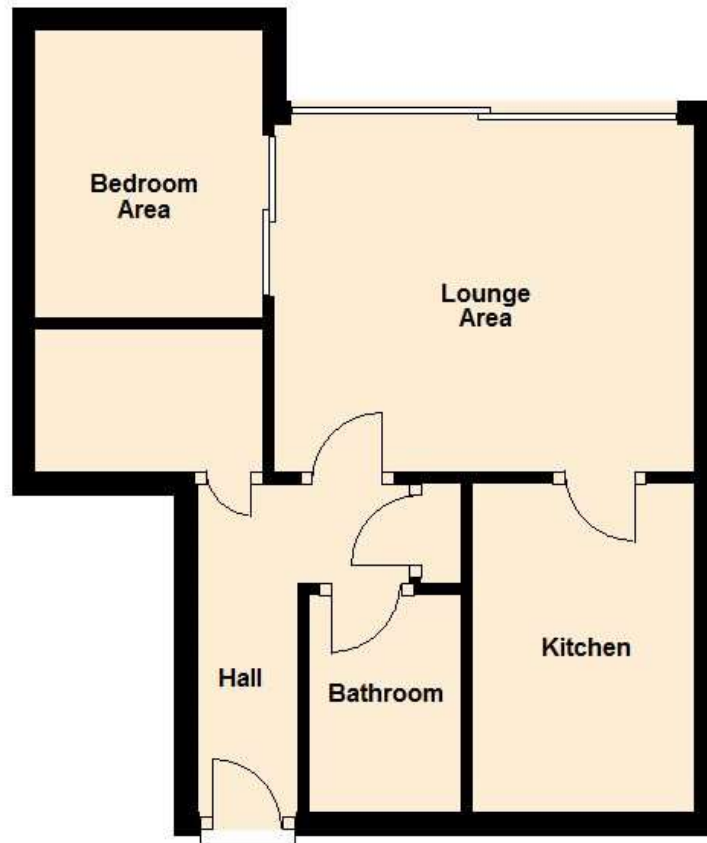
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

**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. We are members of The Property Ombudsman scheme.



## Ground Floor Studio



### Energy performance certificate (EPC)

Title: 42, High Street, Coat, Park Road, DUNGANNON, TD11 2HP	Energy rating: <b>C</b>	Valid until: 11 March 2022 Certificate number: 1021-4027-4000-0000-0216
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Property type	Ground-floor flat
Total floor area	34 square metres

### Rules on letting this property

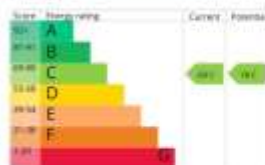
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-requirements-for-private-rented-properties).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to [improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (the ~~best~~ worst) and score, the lower your energy bills are likely to be.

For properties in England and Wales:

The average energy rating is D  
The average energy score is 60