



**FIRST FLOOR FLAT, PINFOLD JETTY, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1BQ**



**RENT £625.00 P.C.M. EXCLUSIVE**

Set within easy reach of Loughborough's town centre and local amenities, this first floor converted flat has unfurnished accommodation to include lounge, kitchen, double bedroom, bathroom and study. Energy Rating E. There is a holding deposit of £140.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £720.00 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**

## ACCOMMODATION

**LANDING:** Staircase rising off to the first floor. Entrance door. Ceiling light point. Loft access hatch. Internal doors giving access to:-

**LOUNGE:** 12' x 11'5" (3.66m x 3.8m). UPVC double glazed walk-in bay window to the front elevation. Ceiling light point. Wall mounted night storage heater.

**STUDY:** 11'6" x 6'2" (3.50m x 1.89m). Glazed window to the front elevation. Ceiling light point.

**KITCHEN:** 11'4" x 10'3" (3.46m x 3.14m). Comprising of stainless steel sink with side drainer with mixer taps and double storage cupboard under. And further matching base units, roll edge work surface with space and plumbing for washing machine. Space for electric cooker. Glazed window to the rear elevation. Two ceiling light points. Wall mounted night storage heater.

**BEDROOM 1:** 9'8" x 12'11" (2.97m x 9.4m). Double glazed window to the rear elevation. Ceiling light point.

**BATHROOM:** Comprises of a white three piece suite to include panel bath with shower attachment over. WC and wall mounted wash hand basin. UPVC Glazed obscure sash window to the side elevation. Ceiling light point and storage cupboard housing the property's immersion heater.

**COUNCIL TAX BAND:** Council Tax Band A.

**DIRECTIONAL NOTE:** From our offices, proceed in a southerly direction towards Southfield Road/B5350 and at the first set of traffic lights, turn left into Barrow Street/A6. Continue along for a short distance and at the next set of traffic lights adjacent to the right hand adjacent turning into Moor Lane, the property can be easily located to the right hand side on the wide pedestrian walkway.

### RESTRICTIONS:

Single occupancy only

No smokers

No pets

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 month's 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.

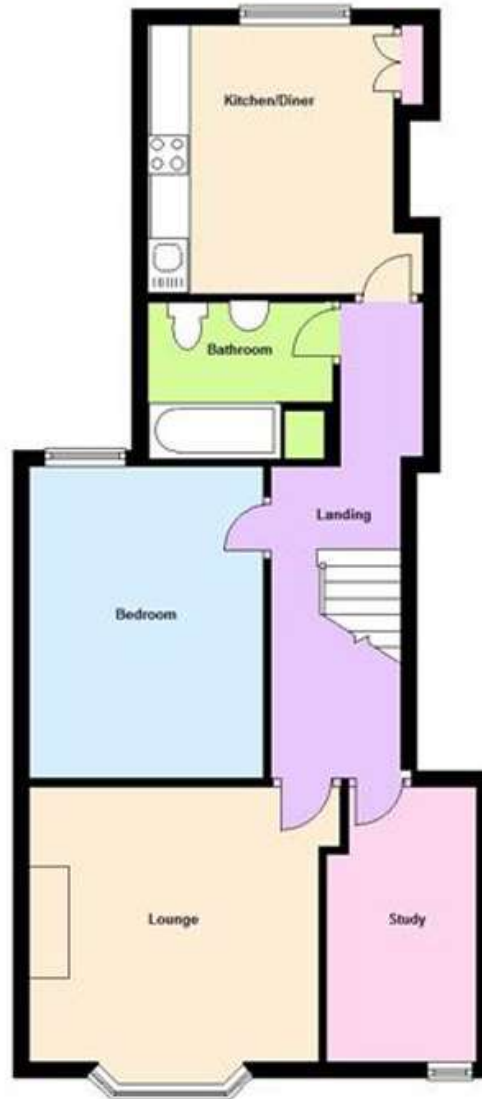
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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 £140.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £720.00 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.



### First Floor Flat



**Energy Performance Certificate**

**Plot No. 8, Pichey colony, LUDHIANA-141 103**

Building type: **Apartment** | Reference number: **2016/0103/0000/0001**  
 Date of assessment: **16 April 2016** | Type of assessment: **Regular building dwelling**  
 Date of certificate: **17 April 2016** | Validity date: **16/04/2019**

Best Aika apartment Ltd.

\* Complete conservation of properties (see which properties are most energy efficient)  
 \*\* This certificate also sets minimum energy efficiency requirements

Domestic energy costs of meeting for 3 years	£ 5,181
Over 3 years you could save	£ 1,281

**Estimated energy costs of this house**

Energy costs	Proposed costs	Assessed Green score
Lighting	£ 122 over 3 years	£ 108 over 3 years
Heating	£ 2,286 over 3 years	£ 1,900 over 3 years
Hot Water	£ 2,673 over 3 years	£ 1,278 over 3 years
<b>Total</b>	<b>£ 5,081</b>	<b>£ 3,186</b>

**Energy Efficiency Rating**

The graph shows the average household energy rating in the country for heating, lighting and hot water and is not based on energy saving or energy conservation. The average energy use for heating equipment for the majority of homes are currently generated by intelligent meters.

**Energy Efficiency Rating**

The graph shows the energy efficiency of your home. The higher the rating the lower your energy bills will be. The position rating shows the effect of prioritising the improvements on page 7. The average energy efficiency rating for buildings in England and Wales is a band 6 rating (60). The EPC rating shows how it compares to other properties of the same type and size in which have energy consumption by individual occupants.

Recommended measures	Estimated cost	Typical savings per year
1. Insulate hot water cylinders	£4,000 - £14,000	£ 1,700
2. Insulate hot water pipes	£10 - £200	£ 200
3. Insulate roof	£500 - £1,000	£ 300

Over 3 years you can save to save money and make your home more efficient.

For more information about the assessment, contact the assessor or visit [www.gov.uk/government/organisations/energy-efficiency](http://www.gov.uk/government/organisations/energy-efficiency). For more information about the assessment, contact the assessor or visit [www.gov.uk/government/organisations/energy-efficiency](http://www.gov.uk/government/organisations/energy-efficiency). For more information about the assessment, contact the assessor or visit [www.gov.uk/government/organisations/energy-efficiency](http://www.gov.uk/government/organisations/energy-efficiency).

