



**FLAT, HIGH STREET, QUORN, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 8DT**



Rent £ 550.00 P.C.M. exclusive

A spaciouly appointed ground floor flat within a converted coaching inn. Centrally located in the popular village of Quorn offering part-furnished accommodation to include Kitchen with appliances, Lounge with feature fireplace, bedroom and newly refurbished bathroom. Off road parking is provided for a single vehicle in a secured carpark. Would suit professional or post graduate, single or couple. Energy Rating D. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first months' 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:

ENTRANCE PORCH: Ceiling light point, wall mounted coat rack.

KITCHEN: 11' 8 x 9'7" (3.57m x 2.97m) max comprising of a matching range of base and eye level units with Roll edge work surface. Insert stainless steel sink with side drainer. Tiled splash back. Free standing electric cooker with double oven and four ringed hob. Further free standing fridge, freezer and washing/dryer. UPVC double glazed window to the rear elevation. Ceiling light point and door to:

LOUNGE: 15' x14'5" (4.58m x 4.44m) Feature fire place with electric stove effect fire. Double-glazed partially obscured glass sash windows to the front elevation. Wall mounted night storage heater. Three ceiling light points.

REAR HALLWAY: With built in double fronted cupboard. Ceiling light point. Doors through to the;

BEDROOM: 10'4 x10'4" (3.18m x 3.18m) to chimney breast. Double-glazed practically obscured glass sash windows to the front elevation. Ceiling light point. Wall mounted night storage heater.

BATHROOM:4'9 x 11'6" (1.5m x 3.5m) newly fitted white 3-pc suite comprising of panel bath with electric shower over. Wash hand basin with single taps and low level flush WC. Wall mounted chrome effect heated ladder style towel rail. Wall mounted electric heater. Built in cupboard housing the property's emersion heater and shelving. Obscured UPVC double-glazed window to the rear elevation. Ceiling light point.

OUTSIDE: Outside: Paved courtyard area leading to space for a single vehicle in the secure carpark.

LOCAL AUTHORITY: Charnwood borough council

COUNCIL TAX BAND: A

DIRECTIONAL NOTE: From our office proceed in a southerly direction towards Southfield Road. Continue on to Loughborough Road/A6. At the traffic island junction exits heading towards the village of Quorn. Continue along on to High Street where number 18 can be easily identified on the right hand side.

RESTRICTIONS: Suit professional or post graduate single or couple.
Strictly no smokers,
No sharers,
No pets.

RESTRICTIONS: 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.

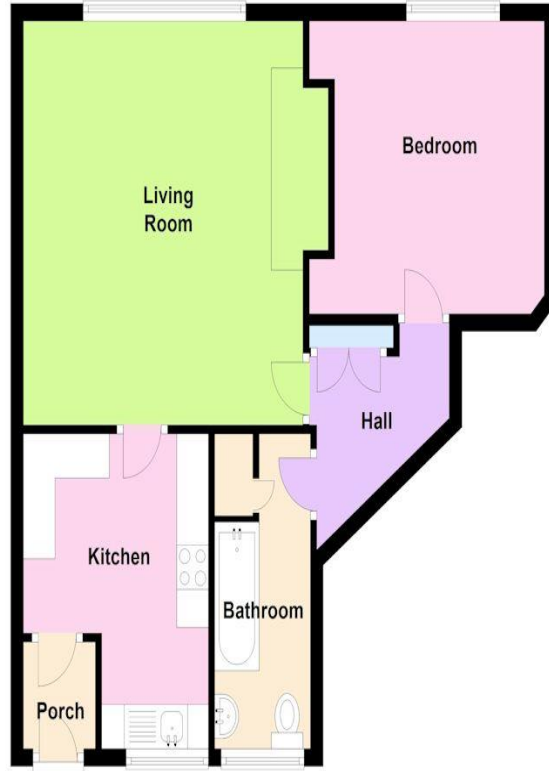
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application 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.

Property Misdescription: 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 does 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.



Ground Floor



Energy Performance Certificate

Flat 7, 18, High Street, Quorn, LOUGHBOROUGH, LE12 8DT

Dwelling type: Ground-floor flat Reference number: 0288-5046-7292-4993-9964
 Date of assessment: 08 February 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 February 2017 Total floor area: 55 m²

Use this document to:

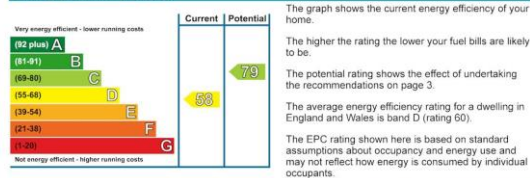
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,580
Over 3 years you could save	£ 1,341

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 1,524 over 3 years	£ 696 over 3 years	
Hot Water	£ 921 over 3 years	£ 408 over 3 years	
Totals	£ 2,580	£ 1,239	You could save £ 1,341 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 486	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 201	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 162	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.