

**WOODGATE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2TZ**



Rent £ 600.00 P.C.M. exclusive

This first-floor flat is set within walking distance of the town centre and with easy access to local commuter routes. Offering unfurnished accommodation to include a lounge, kitchen, bedroom and a bathroom. To the rear of the property there is a brick built storage outhouse and a shared access yard. Energy Rate D. Council Tax A. There is a holding deposit of £135.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £555.00 will be required, along with the first month's rent, when signing the tenancy. Restrictions apply. Please contact the office for further details.

THINKING OF LETTING?
For a FREE APPRAISAL of your property without obligation

Residential Lets

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Doors to:-

KITCHEN: 10'7" X 6'2" (3.26m X 1.88m) Base and wall units, inset stainless steel sink. Lift up work surface. Built in storage cupboard. Double glazed window to the rear. Ceiling light point. Doors to:-

LOUNGE: 11'7" X 10'4" (3.57m X 3.17m) UPVC double glazed window to the front elevation. Ceiling light point. Wall mounted electric heater. Feature fireplace and built in cupboard housing the properties consumer unit.

BEDROOM: UPVC double glazed window the rear elevation. Ceiling light point. Wall mounted electric heater.

BATHROOM: Comprises of a three piece suite to include a panelled bath with electric shower attachment over, WC & wash hand basin. Obscure UPVC double glazed window to the side elevation. Ceiling light point and built in cupboard housing the properties emersion cylinder.

OUTSIDE: There is a shared courtyard to the rear with a brick built outhouse.

COUNCIL TAX BAND: A

DIRECTIONAL NOTE: NOTE: Property's best approach from our office on foot by walking up woodgate and can be found on the right hand side shortly before reaching wards end on the corner.

RESTRICTIONS:

No Pets.

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 periodic tenancy will be offered for an initial 1 month period, which will automatically renew each month. We will explain your rights and obligations at the time of sign-up. A payment for the security deposit will be required before the signature. After the signature the first month rent payment will be due before releasing the property keys. This payment must be by bankers draft, pre-printed building society cheque or cash.

Please note that payments different from cash can take up to 2/3 working days to be confirmed by our accountant department. (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.

If you require any further information please contact our Residential Property Management Department.

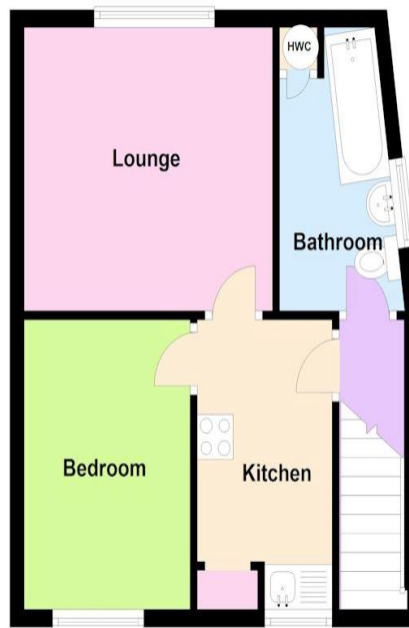
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good

