



**10A HIGH MEADOW, HATHERN, LEICESTERSHIRE  
LE12 5HW**



**RENT £ 495.00 P.C.M. EXCLUSIVE**

Available for a new tenancy from the second week of December, this property is situated in the attractive village of Hathern, some three miles north of Loughborough and less than five miles from East Midlands Airport. Apart from the usual village amenities there is an excellent 24 hour bus service connecting Hathern to Loughborough, Leicester, Nottingham, Derby and the Airport. This first floor flat has a UPVC double glazed entrance door leading by a flight of stairs to the entrance hall. A timber door gives access to the lounge. The inner hallway off the lounge leads to a double bedroom, kitchen with oven included and bathroom. There is a three piece bathroom suite with electric shower over the bath. The property has its own garage and off road parking place. There is a drying area to the rear of the garage shared with the ground floor flat. Viewing is recommended to appreciate the location. Energy rating is E. There is a holding deposit of £110.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £570.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

**Residential Lettings**

## ACCOMMODATION:

**ENTRANCE HALL:** Staircase rising off to the accommodation, under stairs storage cupboard, two ceiling light points, UPVC double glazed window to the front.:

**LOBBY:** Ceiling light point and doors leading to:-

**LOUNGE:** UPVC double glazed window to the front elevation. Ceiling light point. Two wall mounted electric heaters.

**KITCHEN:** Which comprises of a range of base and eye level units with roll edge work surface. Inset one and a half bowl stainless steel sink with side drainer and mixer tap over. Space for a washing machine. Electric Beko Oven included with extractor hood over. UPVC double glazed windows the rear elevation. Ceiling light point.

**BEDROOM:** UPVC double glazed window to the rear elevation. Ceiling light point. Wall mounted electric heater. Built in double wardrobe and built in a separate storage cupboard housing the properties pre lagged immersion cylinder with slatted storage shelving.

**BATHROOM:** Comprises of a three piece suite to include panelled bath with an electric Triton t80 shower over, W.C and wash hand basin. Obscure UPVC double glazed window to the side elevation. Ladder effect heated tower rail. Ceiling light point. Loft access hatch.

**OUTSIDE:** The property has its own garage and off road parking space. There is a drying area to the rear of the garage which is shared with the ground floor flat.

## COUNCIL TAX BAND: A

**DIRECTIONAL NOTE:** From our offices, proceed in a southerly direction. At the first set of traffic lights, turn left onto the new bypass. Follow this along and around to the left, and at the eventual 'T' junction with Bridge Street, turn left. At the traffic lights with the A6, turn right, proceeding in a northerly direction out of the town. Continue along the A6 for some distance until entering the village of Hathern. Take the eventual right hand turn onto Wide Street then take the first left onto Dovecote Street. Upon entering Dovecote Street, take the first immediate left onto High Meadow, following the road round to the right

**RESTRICTIONS:** No smokers, no sharers and 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 or 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 short hold 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.

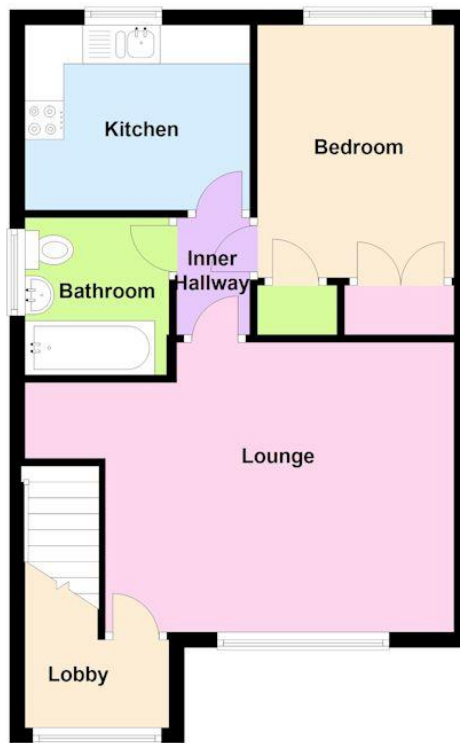
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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. 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. Details produced on 25/10/17 and are for illustrative purposes only.



## First Floor



### Energy Performance Certificate



10a, High Meadow, Hathers, LOUGHBOROUGH, LE12 5HW

Dwelling type: Top-floor flat  
 Date of assessment: 06 October 2017  
 Date of certificate: 06 October 2017  
 Reference number: 8543-7320-5729-1456-3906  
 Type of assessment: RdSAP: existing dwelling  
 Total floor area: 43 m<sup>2</sup>

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

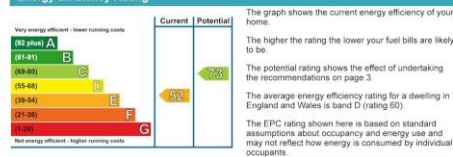
Estimated energy costs of dwelling for 3 years:	£ 2,631
Over 3 years you could save	£ 1,197

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 108 over 3 years	
Heating	£ 1,803 over 3 years	£ 921 over 3 years	
Hot Water	£ 726 over 3 years	£ 405 over 3 years	
<b>Totals</b>	<b>£ 2,631</b>	<b>£ 1,434</b>	<b>You could save £ 1,197 over 3 years</b>

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 Cavity wall insulation	£500 - £1,500	£ 408	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 117	✓
3 High heat retention storage heaters	£800 - £1,200	£ 672	✓

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](http://www.gov.uk/energy-grants-calculator) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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