



**2 BRITANNIA STREET, SHEPSHED, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 9AE**



Rent £ 350.00 P.C.M. exclusive

Available from the end of March, this one bedroom ground floor flat is set within easy reach of Shepshead Town Centre. Offering unfurnished accommodation to include lounge, breakfast kitchen, bedroom and family bathroom. Shared yard to the rear. On street parking is unavailable directly outside the property as double yellow lines restrict the use. However alternative parking is available locally. Energy Rating E. There is a holding deposit of £80.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £400.00 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:

LOUNGE/DINER: 17'3" x 10'3" (5.26m x 3.12m). Glazed windows to the front and side elevation. Two ceiling light points. Two wall mounted storage heaters. Storage cupboard. Internal door to: -

KITCHEN: 10'7" x 9'6" (3.24m x 2.9m). Comprising of a range of base and eye-level units with roll edge work surface. Inset stainless steel sink with double-sided drainer. Space and plumbing for oven and washing machine. Glazed window to side elevation. Ceiling light point. Internal door giving access to the property's airing cupboard, which has a lagged immersion cylinder with header tank over.

INNER HALLWAY: Ceiling light point. Night storage heater. Internal doors giving access to:

BEDROOM 1: 10'5" x 8'10" (3.18m x 2.69m). With glazed window to the front elevation. Ceiling light point. Wall-mounted storage heater. Useful storage cupboard.

BATHROOM: Comprises of a three piece suite to include paneled bath, W.C. and wash hand basin. Two obscure glazed windows to the rear elevation. Ceiling light point. Wall-mounted night storage heater.

OUTSIDE: The front of the property sits flush to the pavement. there is a Small area within a shared courtyard.

COUNCIL TAX BAND: A

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exit onto Kirkhill Road. Proceed down the hill and at the traffic island junction, take the second exit onto Britannia Street where Number 2 can be located on the right hand side.



RESTRICTIONS:

No pets.
No sharers.
No smokers.

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.

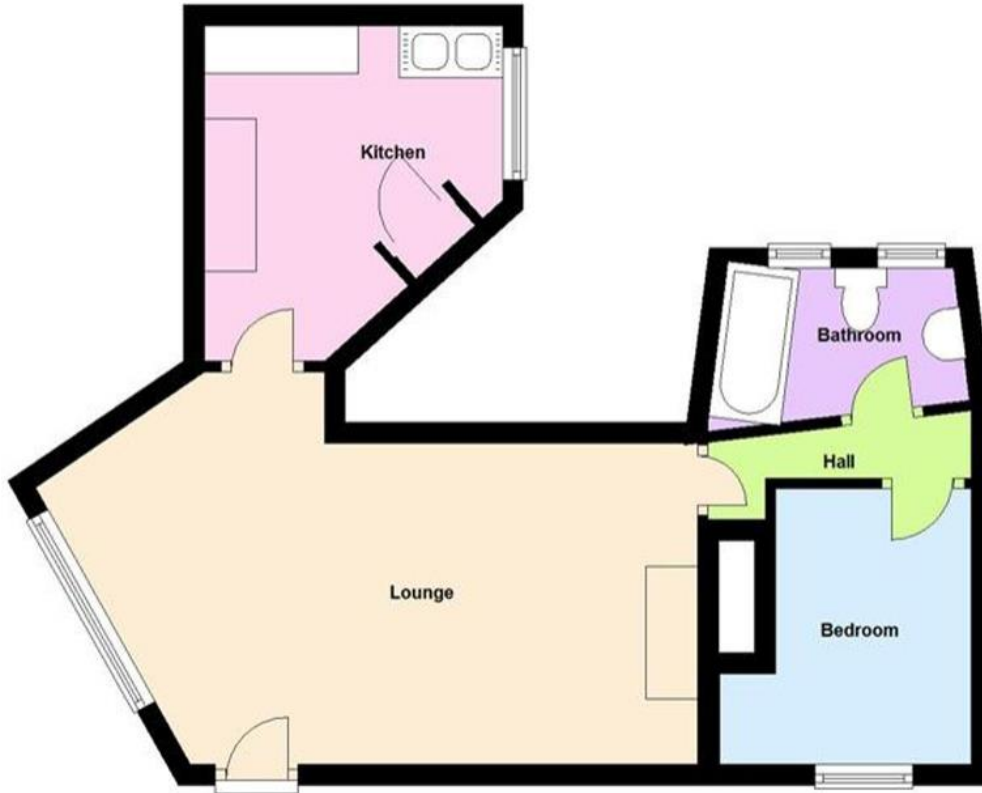
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. There is a holding deposit of £80.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £400.00 will be required, along with the first month's rent, before the tenancy commences. 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. Please note, these details were produced on the 13/09/2018 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



Ground Floor Flat



Energy Performance Certificate HM Government

2, Britannia Street, Shepshed, LOUGHBOROUGH, LE12 9AE

Dwelling type: Ground floor flat Reference number: 9155-2919-6100-9173-1541
 Date of assessment: 31 October 2017 Type of assessment: RdGAT existing dwelling
 Date of certificate: 03 November 2017 Total floor area: 45 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:	£ 3,201
Over 3 years you could save	£ 1,917

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 2,200 over 3 years	£ 788 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 1,917 over 3 years </div>
Hot Water	£ 720 over 3 years	£ 384 over 3 years	
Totals	£ 3,201	£ 1,284	

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

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,017	✔
2. Floor insulation (solid floor)	£4,000 - £9,000	£ 216	✔
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66	✔

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.

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