



**FIRST FLOOR FLAT, 4 BRITANNIA STREET, SHEPSHED,
LOUGHBOROUGH LEICESTERSHIRE**



Rent £ 395.00 P.C.M. exclusive

Available from May 2019. A deceptively spacious two bedroom first floor flat set within the heart of Shepshed. Offering unfurnished accommodation to include an entrance hall with staircase rising off to the accommodation. To the right there is a kitchen. The open design of the split level lounge takes you through to the bedrooms. The first bedroom is a double bedroom and has a built in storage cupboard. There is also a single second bedroom (that could be used as an office) and shower room. The distinctive design of the flat offers character but also a spacious living area and would suite a couple or small family. The central location of this flat gives easy access to centres of employment and local commuter routes. The Reservation Fee is £190.00. An additional £45.00 per applicant for Referencing applies (All fees are inclusive of VAT.) The standard deposit is five week's rent assuming all criteria is met. Restrictions apply please contact the office for further details. Energy Rating of E.

THINKING OF LETTING?

For a **FREE APPRAISAL** of your property without obligation
RING FRECKELTONS on 01509 214564

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the accommodation, which leads to: -

LANDING: Loft access hatch. Ceiling light point. Internal doors giving access to: -

LOUNGE: Which is of an irregular shape and on split level. With two night storage heaters. Two ceiling light points. Two windows to the front elevation.

KITCHEN: 10'8" x 7'9" (3.25m x 2.36m). Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink. Space and plumbing for oven and washing machine. Night storage heater. Ceiling light point. Glazed window to the side elevation.

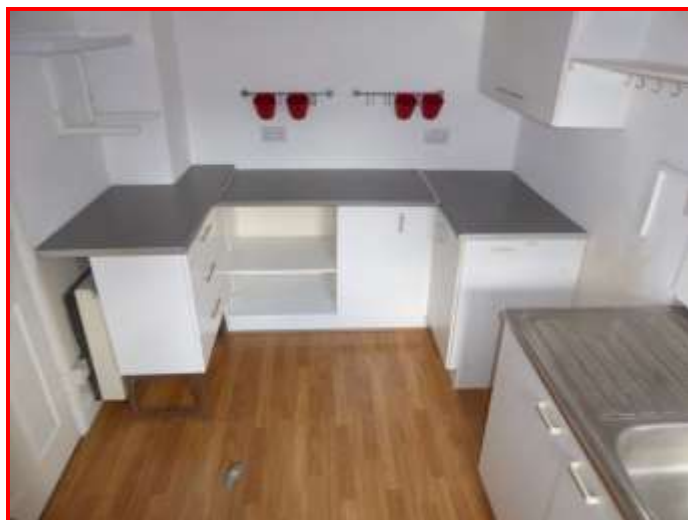
BEDROOM 1: 13'2" x 10'6" (4.02m x 3.20m). With glazed window to the front elevation. Ceiling light point. Night storage heater. Storage cupboard.

BEDROOM 2: 9'2" x 8" (2.79m x 2.44m). Glazed window to the rear elevation. Ceiling light point. Night storage heater.

SHOWEROOM: Comprises of a walk-in shower with Triton T70 shower attachment over. WC and wash hand basin. Two obscure glazed windows to the rear elevation. Ceiling light point. Night storage heater.

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 4 can be located on the right hand side.

RESTRICTIONS: Post Graduate or Professional Only. No Cats/Dogs. No Smokers. 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 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.

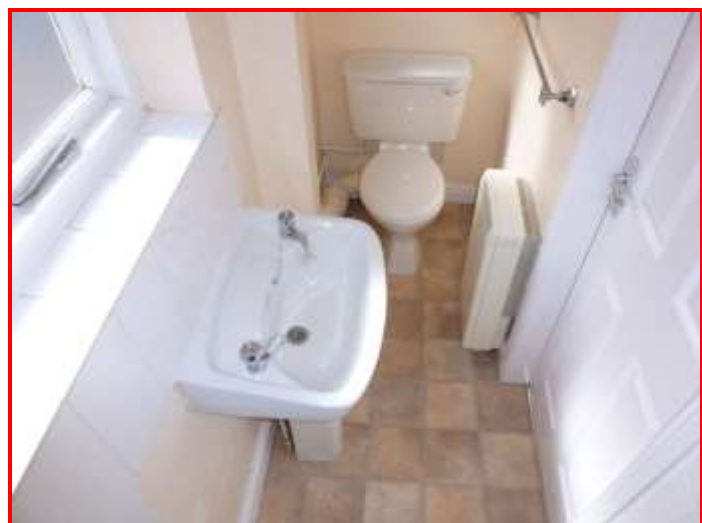
Ongoing rent is payable calendar monthly in advance by standing order.

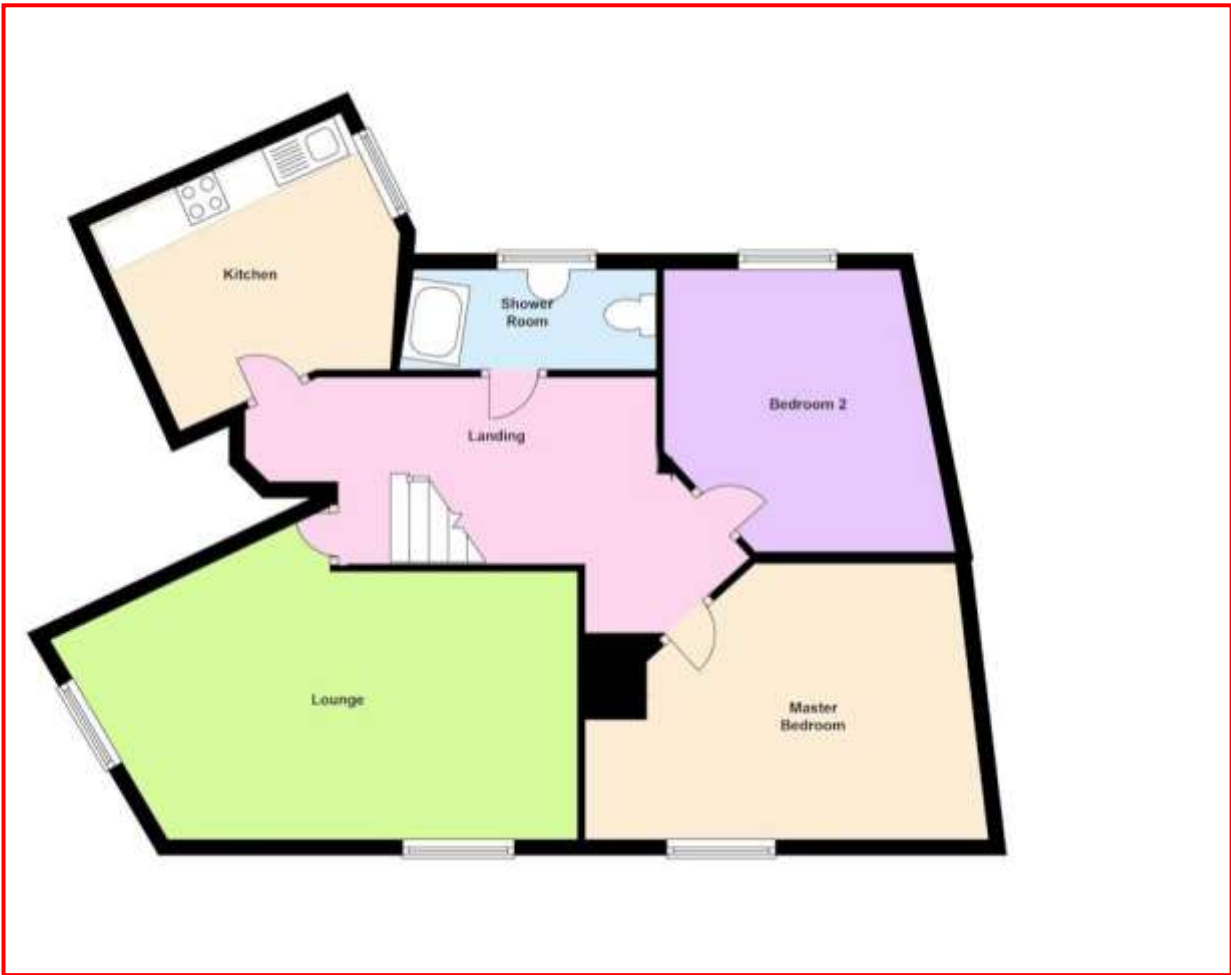
If you require any further information please contact our Residential Property Management Department.

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. If all criteria is met there is a non-returnable fee of £190.00. We will also require £45.00 per applicant to cover reference checks. If the landlords request a guarantor an additional £45.00 charge will apply. 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. We are members of The Property Ombudsman scheme. Please note the photos are for illustration purposes only and were taken in March 2018





Energy Performance Certificate HM Government

First Floor Flat, 4 Balance Street, Shepperton, UTMOSTRICK, LE12 9AE

Building type: Two-Floor Flat Reference number: 1002-1002-7200-0100-0100
 Date of assessment: 11 January 2019 Type of assessment: RUCAT existing dwelling
 Date of certificate: 11 April 2019 Floor floor area: 33 m²

Use this EPC to:

- Compare the energy efficiency of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of heating for 3 years 4,388
Over 3 years plus fixed costs 4,388

Estimated energy costs of the home

Energy code	Performance code	Potential future savings
Lighting: D 133 over 2 years	F 108 over 2 years	You could save 2,345 over 3 years
Heating: E 428 over 3 years	G 144 over 3 years	
Hot Water: C 100 over 2 years	D 100 over 2 years	
Total (E 2 048)	F 108	

These figures show how much the average household would spend in this property for heating, lighting and hot water over a 100 year period, averaged by individual households. This excludes energy used for heating appliances, hot water cylinders and boilers, and electricity generated by micro-generation.

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 implementing the improvement measures on page 2. The average energy efficiency rating for a dwelling in England and Wales is based on rating D.

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

Top advice you can take to save money and raise your home energy efficiency

Recommended measures	Indicative cost	Typical savings over 3 years
1. Improve external wall insulation	£4,000 - £14,000	£1,100
2. Draught proofing	£50 - £150	£91
3. High-tech solar panel storage heating and hot immersion cylinder	£1,000 - £1,900	£415

See report 2 for a full list of recommendations for this property.

Do not disclose details of recommended measures and other advice you need take today to save money, cut costs and improve your environmental performance. For more information, visit www.gov.uk or call 0300 123 1234 (text 0300 1234 5678). The Green Deal has a www.green-deal.gov.uk website and a www.green-deal.gov.uk phone line.

Page 1 of 4