



**78 WARWICK WAY, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 4UG**



**Rent £ 420.00 P.C.M. exclusive**

An unfurnished first floor one bedroom flat, situated in shared communal grounds on the outskirts of Loughborough. Offering accommodation to include an entrance hall with two storage cupboards off, one housing a central heating boiler. Spacious lounge, fitted kitchen to include oven and larder style fridge freezer. Double bedroom with wardrobe off. Shower room with a walk in shower W.C. and wash hand basin. Majority gas Central Heating and UPVC double glazed. Would suite a single person or couple. The Property is situated with an easy reach of local community routes, giving access to Loughborough, Derby, Leicester and Nottingham as well as East midlands airport. Energy Rating of C. The Reservation Fee is £190.00. An additional £45.00 per applicant for Referencing applies. If the landlords request a guarantor an additional £45.00 charge will apply. (All fees are inclusive of VAT.) The standard deposit is one month's rent plus £100.00 assuming all criteria is met. 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 HALL:** Ceiling light point. Loft access hatch. Central heating radiator. Storage cupboard housing the property's Worcester. Central heating boiler. Further storage cupboard within hanging space. Internal doors giving access to:

**LOUNGE:** 14'10" x 11" (4.5m x 3.4m). Ceiling light point. Central heating radiator. UPVC double-glazed window to the rear elevation. Two ceiling light points. Wall-mounted gas fire and door giving access to the kitchen.

**KITCHEN:** 8'8" x 7'9" (2.66m x 2.38m). Comprising of a base unit with inset sink with side drainer and mix tap over. Larder style fridge freezer and electric cooker. UPVC double-glazed window to the side elevation. Ceiling strip light and central heating radiator.

**BEDROOM:** 10' x 11'11" (3.07m x 3.63m). UPVC double-glazed window to the side elevations. Ceiling light point. Central heating radiator. Built-in wardrobe.

**BATHROOM:** Comprises of a three piece suite to include with a walk in shower cubicle. Walk in shower cubicle with doors to a separate shower screen and mira advanced shower attachment over. W.C and wash hand basin. Upvc double glazed windows to the side elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** The property is accessed via a shared communal entrance hall. The property sits within a shared garden area with gardens to the front and rear mainly laid to lawn including planting borders.

**COUNCIL TAX BAND:** Band A

**DIRECTIONAL NOTE:** Proceed out of Loughborough in a northerly direction on the A6 Leicester Road. Continue through the centre of town and at the traffic island junction with Warwick Way, take the first exit onto Warwick Way. Proceed for a short distance when number 78 can be located on the left hand side shortly before the left hand turning onto Milton Street.

**RESTRICTIONS:** No Pets .Not Suitable for Children. 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.



**RESERVATION:** If you wish to reserve a property after viewing and a preliminary discussion with our letting department, there is a non-returnable fee. In some instances we will also require £25.00 to cover a reference check. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you

**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.

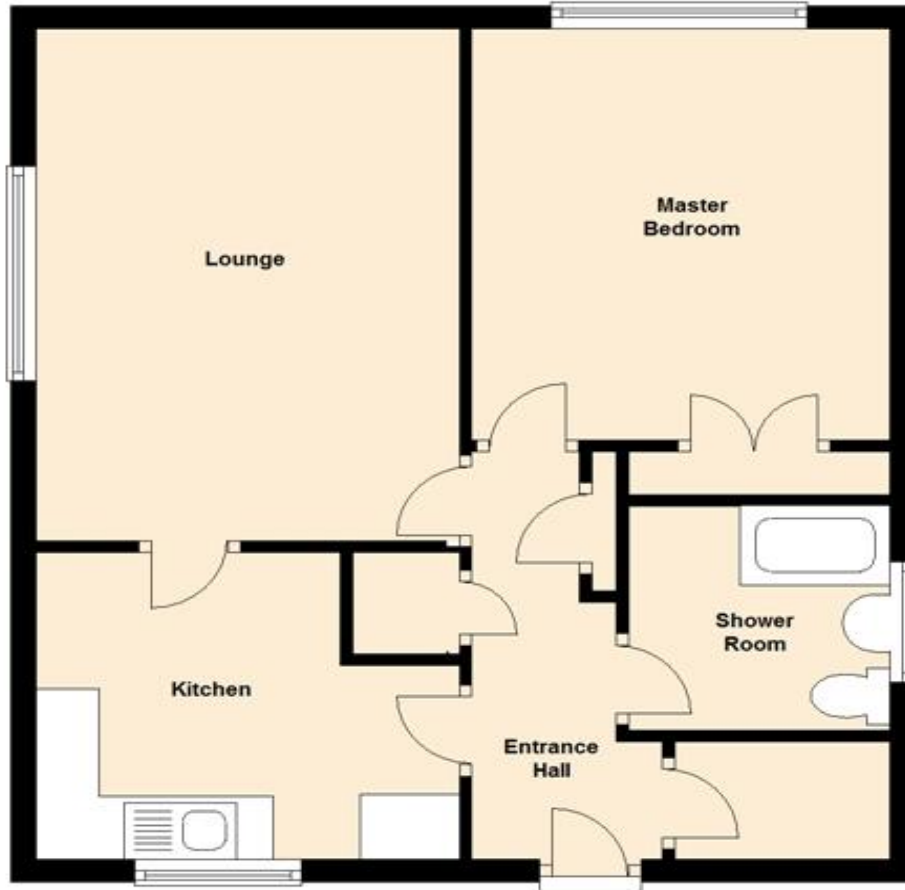
If you require any further information please contact our Residential Property Management Department.

**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.

**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.



## Ground Floor



**Energy Performance Certificate**

75, Warwick Way  
LOUGHBOUROUGH  
LE11 4UG

Dwelling type: Top-Floor flat  
Date of assessment: 20 March 2012  
Date of certificate: 30 March 2012  
Reference number: 0244-2060-0371-0272-0281  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 52 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Current	Potential
71	74

England & Wales  
80 (Directly 2009) EPC

**Environmental Impact (CO<sub>2</sub>) Rating**

Current	Potential
74	78

England & Wales  
80 (Directly 2009) EPC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	194 kWh/m <sup>2</sup> per year	162 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.9 tonnes per year	1.6 tonnes per year
Lighting	£37 per year	£37 per year
Heating	£202 per year	£208 per year
Hot water	£89 per year	£89 per year

**You could save up to £53 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc, nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a mark and logo key to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.