



**9 CROWN APARTMENTS, QUEEN STREET, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1AG**



**RENT £700.00 P.C.M. EXCLUSIVE**

Available from the third week of April, this property is within walking distance of the town centre with easy access to local transport routes and rail links. This first floor apartment is ideal for professionals or post graduate students. Offered part furnished, the property has accommodation which includes open plan lounge, dining room and kitchen with integrated appliances and balcony overlooking the carpark. Two double bedrooms both with fitted wardrobes. En-suite shower room to the master bedroom and separate family bathroom. Situated in this purpose built complex there is a secure allocated parking space and a secure bike store. Energy rate C.

There is a holding deposit of £160.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £805.00 will be required, along with the first months' 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**

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> [www.freckeltons.com](http://www.freckeltons.com)

## ACCOMMODATION:

**ENTRANCE HALL:** Ceiling light point. Central heating radiator. Central heating thermostat. Timber effect laminate flooring. Door to storage cupboard housing the properties central heating cylinder. Internal doors giving access to:-

## OPEN PLAN LOUNGE, DINER AND KITCHEN:

**LOUNGE AREA:** 4.11m x 3.20m (13'6'' x 10'6'') UPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator. Timber effect laminate flooring.

**DINING AREA:** 3.87m x 2.79m (12'8'' x 9'2'') Ceiling light point. Central heating radiator (shared with kitchen). UPVC double glazed patio doors opening on to the balcony to the side elevation.

**KITCHEN AREA:** 3.67m x 3.27 m (12'0''x10'8'') Comprising of a matching range of base and eye level units with roll edge work surface, with inset stainless steel sink and side drainer and mixer tap over. Inset electric oven with four ring hob over and extractor hood. Integrated appliances to include dishwasher and automatic washing machine. Freestanding fridge-freezer. UPVC double glazed window to the side elevation. Recessed ceiling down lights. Timber effect laminate flooring.

**MASTER BEDROOM:** 4.28m x 3.18m (14'0'' x 10'5'') UPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator. Built in wardrobe with mirrored sliding door. Internal door leading to the:-

**EN-SUITE SHOWER ROOM:** Comprising of a three piece suite to include a walk in shower cubicle, WC and wash hand basin. Inset vanity unit with storage cupboard under. Obscure UPVC double glazed window to the side elevation. Ceiling down light. Extractor fan. Heated ladder effect towel rail.

**BEDROOM TWO:** 3.93m x 2.94m (10'10'' x 9'7'') UPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator. Two built in wardrobes with sliding mirrored doors.

**FAMILY BATHROOM:** Comprising of a three piece suite to include P shaped bath with shower attachment over, WC and wash hand basin inset to vanity unit with storage cupboard under. Obscure UPVC double glazed window to the side elevation. Recessed ceiling down light. Shaver point. Heated ladder effect towel rail and built in storage cupboard.

**DIRECTIONAL NOTE:** From our office proceed in a southerly direction on the A6 Leicester Road and at the second set of traffic lights, turn left onto King Street and almost immediately turn left onto Queen Street, where the block can be located upon entering the gate. Proceed to the rear corner where the entrance to Number 9 can be located.



**RESTRICTIONS:** No Pets. 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 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.

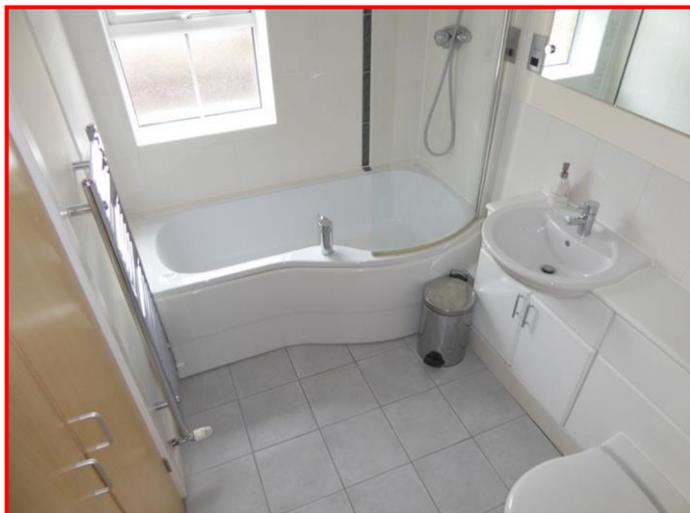
If you require any further information please contact our Residential Property Management Department.

**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. 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.

Please note, these details were produced and pictures were taken in January 2020 and are for illustrative purposes only.



Ground Floor



**Energy Performance Certificate**

Full 5 Crown Apartments  
 Queen Street  
 LOUGHBOROUGH  
 LE11 1AG

Dwelling type: Mid-floor flat  
 Date of assessment: 26 October 2011  
 Date of certificate: 27 October 2011  
 Reference number: 9554-2010-0205-2021  
 Type of assessment: R05AP - existing dwelling  
 Total floor area: 80 m<sup>2</sup>

This form'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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

**England & Wales** 100 Overall Score: 60

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	265 kWh/m <sup>2</sup> per year	202 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	3.7 tonnes per year	3.2 tonnes per year	
Lighting	£38 per year	£48 per year	
Heating	£201 per year	£208 per year	
Hot water	£191 per year	£191 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 standardized assumptions (heating performance, etc.) that are the same for all homes. Unfortunately they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact 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 quick and easy way 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.

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