



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



**Rent £650.00 P.C.M. exclusive**

Freckeltons are pleased to be offering this ground floor two bedroom apartment. Set within walking distance of Loughborough's town centre and the Loughborough Endowed Schools. In a purpose built block of secure accommodation, the property offers a spacious and modern living area with a good sized lounge/diner which has patio doors leading to the outside space and is open plan to the fitted kitchen with integrated appliances that is perfect for a social hub. An entrance hall with intercom access which leads to two double bedrooms with built in wardrobes. There is an en-suite shower room to the master bedroom and separate bathroom. Outside there is gated access which leads to the allocated parking space. There is also a bike shed and a bin store in the corner of the car park. Energy rate B. 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. Central heating radiator. Built in cupboard housing the properties Electric Boiler and built in cupboard housing the properties Fuse Board. Main entrance door intercom system, Internal door giving access to:-

**LOUNGE/DINER:** 5.37m x 3.39m (17' 7" x 11' 1") UPVC double glazed patio doors leading out onto the patio. Two ceiling light points. Two central heating radiators. Open Plan into:-

**KITCHEN:** 5.29m x 1.71m (17' 4" x 5' 7") Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer. Integrated oven and hob with extractor hood over. Built in dishwasher. Free standing fridge/freezer. Under sink built in washing machine. UPVC double glazed window to the side elevation. Ceiling down lights.

**BEDROOM ONE:** 4.05m x 2.94m (13' 3" x 9' 8") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built in double fronted wardrobes with sliding doors. Internal door giving access to:-

**EN SUITE:** Comprising of a 3 piece suite to include shower cubicle, low lever flush WC and wash hand basin. Ceiling down lights. Shaver socket. Heated towel rail.

**BEDROOM TWO:** 4.1m x 2.87m (13' 5" x 9' 5") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built in wardrobe with sliding doors.

**BATHROOM:** Comprising of a white 3 piece suite to include P shaped bath with shower attachment over, low level flush WC and wash hand basin. Ceiling down lights. Shaver socket. Heated towel rail.

**OUTSIDE:** Outside the property has its own patio area which can only be accessed from inside the property. The external space comprises of communal area with gated vehicle and pedestrian access. Bin stores and bike shed.

**DIRECTIONAL NOTE:** From our offices proceed in a southerly direction on the A6/Leicester Road passing through the first set of traffic lights, at the second set of traffic lights take the left hand turning into King Street, merging into Queen Street where Crown Apartments can be located on the left hand side.

**RESTRICTIONS:** 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 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. Details produced on the 04/09/18. We are members of The Property Ombudsman scheme.



## Ground Floor

