



**121A GRIFFIN CLOSE, SHEPSHED, LOUGHBOROUGH  
LEICESTERSHIRE, LE12 9QQ**



**Rent £ 460.00 P.C.M. exclusive**

Available from the middle of October, this one bedroom, first floor maisonette that is situated within the popular village of Shepshed and within close proximity to local amenities. Offering unfurnished accommodation, the property benefits from UPVC double glazing throughout. The accommodation briefly comprises of a lounge/diner, kitchen, double bedroom and family bathroom. The property also has access to a garage that is located in close proximity to the maisonette. Energy Rate TBC. There is a holding deposit of £105.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £530.00 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:

**ENTRANCE HALL:** UPVC Door to front elevation. Staircase rising to first floor accommodation. UPVC double glazed window to side elevation. Ceiling light point. Two storage cupboards off the hallway. Doors through to:

**LOUNGE:** 19'7'' x 12'5'' minimising to 10'7'' (5.7m x 3.6m minimising to 3m) UPVC double glazed window to rear elevation. Ceiling light point. Door through to:

**KITCHEN:** 12'5'' x 5'11'' (3.6m x 1.5m) Comprising of a range of base and eye level units and roll edge work surface with inset sink and side drainer. Space for inset oven and hob, fridge and washing machine. UPVC double glazed window to front elevation. Ceiling light point. Cupboard housing the properties immersion heater.

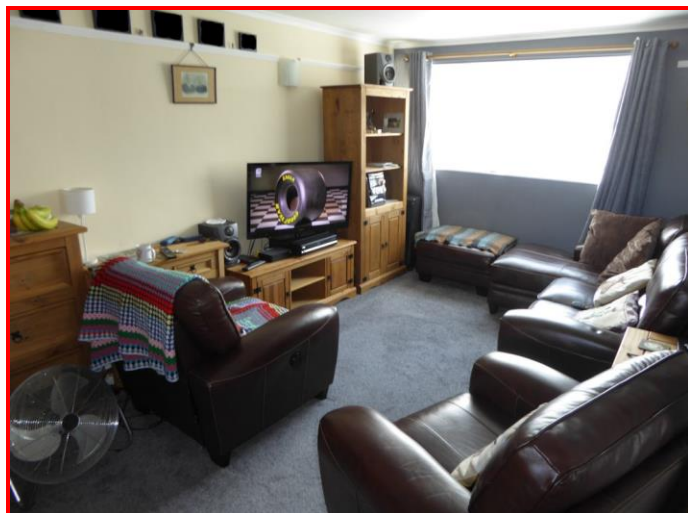
**BEDROOM 1:** 10'2'' x 10'4'' (3m x 3m) UPVC double glazed window to rear elevation. Ceiling light point.

**BATHROOM:** 7'5'' x 5'2'' (2.1m x 1.5m) Comprising of a 3 piece suite to include Bath with electric shower over, wash hand basin and WC. UPVC double glazed window to front elevation. Ceiling spot light.

**OUTSIDE:** Access to communal green areas. Included with the property is use of a garage with up and over door.

**COUNCIL TAX BAND:** 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 the right hand turn onto Southfields Road. Continue along following the road around 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 second set of traffic lights, take the right hand turn onto Charnwood Road. Follow the road along and take the left hand turn onto Anson Road. Proceed along Anson Road, turning right onto Griffin Close after the Co-op. Follow the road round and 121a can be located on the right hand side.





**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.

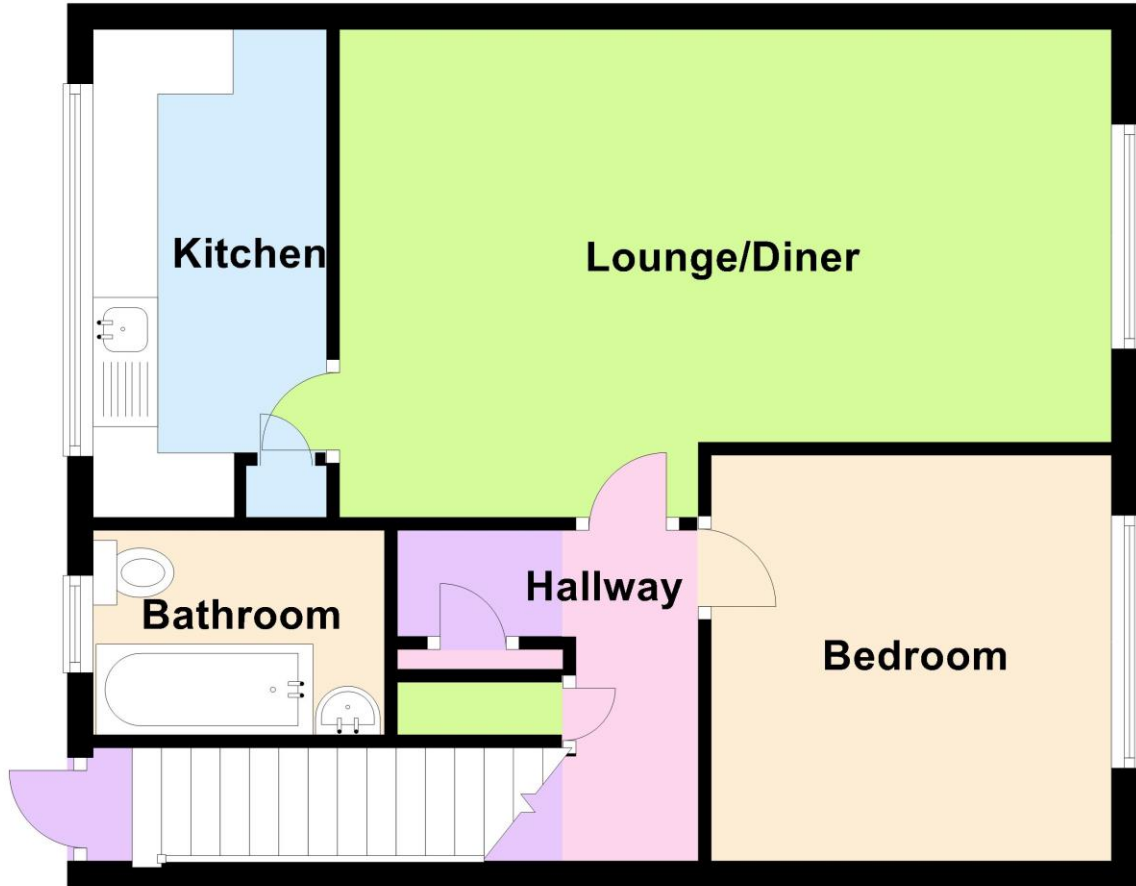
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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.



# Ground Floor



EPC Here