



**32 GLEBE STREET, LOUGHBOROUGH,
LEICESTERSHIRE LE11 1JR**



Rent £ 425.00 P.C.M. exclusive

Situated close to the railway station and within walking distance of the town centre, this converted ground floor flat is offered unfurnished. The property comprises of a hall, sitting room, kitchen with white goods included (fridge, oven, and dishwasher), bedroom and bathroom. Electric heating. Energy rating of D. There is a holding deposit of £95.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £490.00 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

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> www.freckeltons.com

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point.
Doorways leading to:

BEDROOM 1: 13'11" x 8'11" (4.24m x 2.75m) Two UPVC double-glazed windows to the front elevation. Ceiling light point and wall mounted heater.

LOUNGE: 12'4" x 12'4" (3.77m x 3.77m) Double-glazed window to the rear elevation. Ceiling light point and wall mounted heater. Internal door gives access to the:-

KITCHEN: 8'9" x 6'7" (2.66m x 2.02m) Comprising of a base unit with inset stainless steel sink with side drainer and two wall cupboards. Fridge, oven, and dishwasher. Ceiling light point. UPVC double-glazed window to the side elevation. Door leading through to:-

INNER HALLWAY: Obscure UPVC double-glazed window door leading to the rear and internal door leading to the:-

BATHROOM: Three piece suite to include paneled bath. W.C and wash hand basin. Double glazed window to the side elevation. Ceiling light point. Extractor fan. Wall mounted heater.

DIRECTION NOTE: From our office, proceed in a northerly direction on the A6 Leicester Road with the traffic lights, turn right onto Baxter Gate. At the next traffic lights, turn left onto Sparrow Hill. Proceed down to Sparrow Hill and take the left turn onto Meadow Lane. Continue along the traffic lights taking the second right hand turn onto Ratcliffe Road. Continue for a short distance and turning right onto Glebe Street number 32 can be located on the right hand side.

RESTRICTIONS: No pets. No smokers. Professionals only. 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.

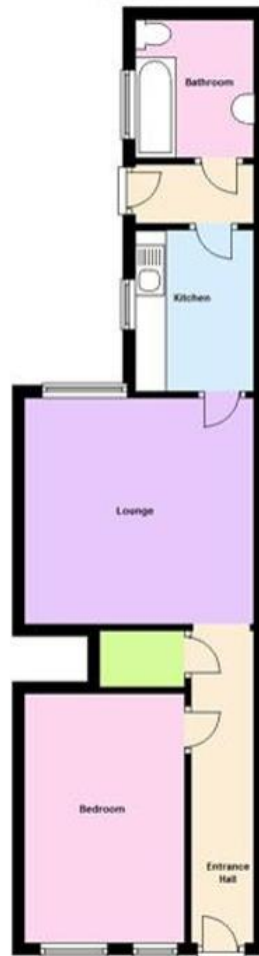
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. Details produced on 15/03/2019. We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate HM Government

35, Duke Street, LONDON E1W 1JH

Dwelling type: Ground floor flat
 Date of assessment: 30 January 2013
 Date of certificate: 30 January 2013
 Reference number: 5531-2548-7000-0771-0055
 Type of assessment: RICS/RTI existing dwelling
 Total floor area: 60 m²

Use this document to:

- Compare current energy performance to see which properties are more energy efficient
- Find out how you can save energy and money by making improvements

Estimated energy costs of dwelling for 3 years £ 4,862

Over 3 years you could save £ 465

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£1,902 over 3 years	£166 over 3 years	
Heating	£23,467 over 3 years	£4,984 over 3 years	
Hot Water	£9,273 over 3 years	£2,713 over 3 years	
Total	£34,642	£8,863	You could save £ 258 over 3 years

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the better your flat will be likely to be. The potential rating shows the effect of installing the recommended measures.

The average energy efficiency rating for a building in England and Wales is based on ratings like this. The EPC rating shown here is based on standard assumptions about construction and energy use and may not reflect how energy is consumed by individual households.

Top actions you can take to save money and make your home more efficient

Recommended measure	Reduction cost	Typical savings over 3 years
1) Thermal or external wall insulation	£9,000 - £14,000	£255
2) Floor insulation	£600 - £1,200	£208
3) Low energy lighting for all fixed outlets	£50	£44

See page 7 for a full list of recommendations for this property.

Go to [www.gov.uk/energy-efficiency-improvements](#) for more energy saving and saving on home heating tips.