

**FLAT, 18 HIGH STREET, QUORN,  
LOUGHBOROUGH, LEICESTERSHIRE, LE12 8DT**



**Rent £ 550.00 P.C.M. exclusive**

In a sought after village location, this second floor flat in a converted coaching inn offers part-furnished accommodation to include hall, lounge, kitchen, bedroom with en-suite. Storage heaters. Off-road parking for one car in the secure car park. Includes all appliances, such as, cooker, washing machine, tumble dryer, fridge freezer. New mattress supplied at the beginning of the tenancy. Energy Rating C. Council Tax Band A. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a total amount as damage deposit of £630.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply please contact the office for further details. Please discuss the circumstances around this property before arranging viewings.

***THINKING OF LETTING?***

***For a FREE APPRAISAL of your property without obligation***

**Residential Lets**

## ACCOMMODATION:

### ENTRANCE HALL:

3.31m x 1.28m (10' 10" x 4' 2")

Wall mounted light with three lightbulbs, feature beam, door that leads to:

### LOUNGE:

4.04m x 3.06m (13' 3" x 10' 1")

Glazed timber windows with secondary glazing, facing the front, Ceiling light point. Electric storage heater. Feature beam.

### KITCHEN:

4.18m x 1.48m (13' 9" x 4' 10")

Comprises of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer. Oven, fridge and washing machine and tumble dryer. Glazed window to the side elevation. Ceiling light point. Open plan into:-

### BEDROOM 1:

3.38m x 3.29m (11' 1" x 10' 9")

Glazed timber window to the front elevation. Ceiling light point. Electric storage heater. Door to:-

### EN SUITE:

2.13m x 1.53m (6' 0" x 5' 0")

Comprises of in shower cubicle, WC and wash hand basin. Extractor fan. Wall mounted electric heater.

**COUNCIL TAX BAND:** A.

**DIRECTIONAL NOTE:** proceed in a southerly direction towards Southfield Road. Continue onto Loughborough Road/A6 and at the traffic island junction, take the second exit towards Quorn. Continue along onto High Street where Number 18 can be easily identified 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.

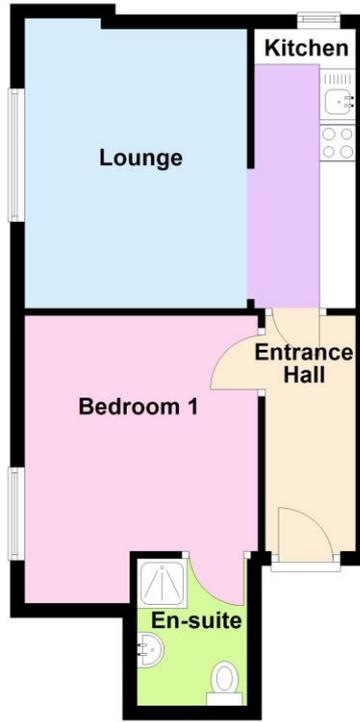
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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. Details prepared on 23/03/2026.



## Floor Plan



| Energy performance certificate (EPC)  |                           |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
|---|---------------------------|----------------------------------|---|---------|-----------|--------|---|--|--|-------|---|--|--|-------|---|--------|--------|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|---|--|
| 1 Flat, 5 Room<br>50000<br>LODDINGTON<br>LE12 8D1   | Energy rating<br><b>C</b> | Valid until<br>19 September 2032 | Certificate number<br>89 62 5421-5020-0630-6202 |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| Property type   | Top-floor flat            |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| Total floor area  | 42 square metres          |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| <b>Rules on letting this property</b><br>Properties can be let if they have an energy rating from A to E.<br>You can read <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords">https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords</a> ).   |                           |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| <b>Energy rating and score</b><br>This property's energy rating is C. It has the potential to be C.<br><a href="#">See how to improve this property's energy efficiency.</a>  |                           |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>34 (C)</td> <td>60 (C)</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> |                           | Score                            | Energy rating                                   | Current | Potential | 92-100 | A |  |  | 81-91 | B |  |  | 69-80 | C | 34 (C) | 60 (C) | 55-68 | D |  |  | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  | The graph shows this property's current and potential energy rating.<br><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.<br>For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60 |  |
| Score   | Energy rating             | Current                          | Potential                                       |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 92-100  | A                         |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 81-91   | B                         |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 69-80   | C                         | 34 (C)                           | 60 (C)  |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 55-68   | D                         |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 39-54   | E                         |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 21-38   | F                         |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |
| 1-20  | G                         |                                  |   |         |           |        |   |  |  |       |   |  |  |       |   |        |        |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |   |  |