



**FLAT 5, 18 HIGH STREET, QUORN,
LEICESTERSHIRE, LE12 8DT**



RENT £475.00 P.C.M. EXCLUSIVE

Available from the middle of July, this first-floor flat is situated within a converted coaching inn, centrally located in the popular village of Quorn. Offering part-furnished accommodation comprising an entrance lobby, lounge/kitchenette with electric cooker and fridge included, bedroom, shower room and separate W.C. Access to Laundry room. Off-road parking is provided for one vehicle in a secure car park. Suit single professional or post-graduate. Energy Rate C. 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 £545.00 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: Built in storage cupboard.

LOUNGE: With kitchenette off (13'11" x 15'8" - overall 4.25m x 4.78m) Two built in cupboards, drawer unit and electric heater. Glazed window to the front elevation.

KITCHEN: Comprising of a range of base units with roll edge work surface. Stainless steel sink with side drainer. Electric cooker and fridge included.

BEDROOM 1: 13'5" x 12'6" (4.09m x 3.81m) Electric heater. Glazed window to the front elevation. Doors to:

SHOWER ROOM: Cubicle enclosing electric shower unit and wash hand basin.

W.C: W.C and storage space.

OUTSIDE: Single space available within the secure car park at the rear.

COUNCIL TAX BAND: A

DIRECTIONS: From our offices proceed in a Southerly direction towards Southfields Rd continue onto Loughborough Road/A6 and at the traffic island junction take the second exit heading towards Quorn. Continue along onto High Street where No18 can be easily identified on the right hand side.

RESTRICTIONS: No Pets.

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 or wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.



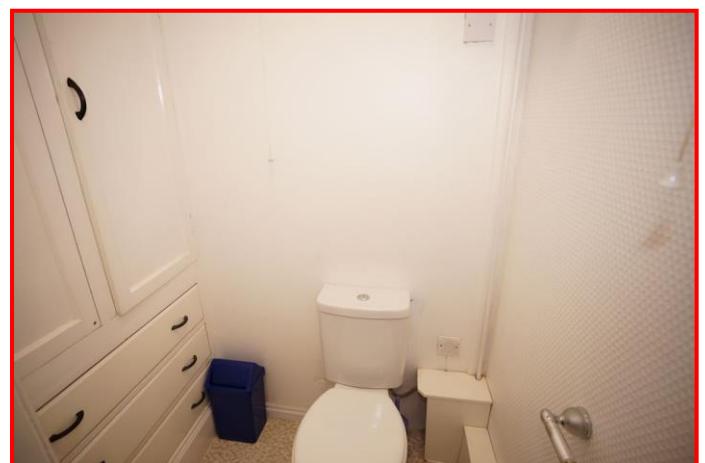
TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society 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. 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 £545.00 will be required, along with the first month's rent, before the tenancy commences. 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: Please note these pictures were taken 22/11/2021 and are for illustration purposes only. 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.



First Floor Flat

