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**HIGHLAND DRIVE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2HU**



RENT £ 800.00 P.C.M. EXCLUSIVE

This two bedroom ground floor flat is set within communal grounds in a popular area of Loughborough. Offering unfurnished accommodation to include an open-plan lounge and kitchen, two double bedrooms and a family bathroom. To the front, there is allocated parking for one vehicle set within a communal car park. Energy Rate B. Council Tax band B. There is a holding deposit of £180.00 that will be required upon successful application for the property. Assuming that all criteria are met, a damage deposit of £920.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Property available now. (Property is edged in red.)

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: UPVC Double glazed door to front elevation. Ceiling light point. Central heating radiator. Door to in built storage cupboard. Doors to:

LOUNGE: 4.83m x 3.96m (15'10" x 13'0") UPVC double glazed bay window to rear elevation. Two ceiling light points. Central heating radiator. Store cupboard under the stairs to the flat above.

KITCHEN: 3.12m x 2.39m (10'3" x 7'10")
Comprising of a range of base and eye level units and lengths of Roll edge work surface with inset one and a half bowl Sink and Side drainer. Inset Oven and Hob, Fridge, Freezer and Washing Machine. UPVC double glazed window to front elevation. Ceiling spotlights. Cupboard housing the property's central heating Combination Boiler.

BEDROOM ONE: 3.71m x 3.2m minimising to 2.59m (12'2" x 10'6" minimising to 8'6") Two UPVC double glazed windows to rear elevation. Ceiling light point. Central heating radiator. Inbuilt Wardrobe with mirrors.

BEDROOM TWO: 2.79m x 2.57m (9'2" x 8'5") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three piece suite to include Bath with Shower over, W.C. and Wash Hand Basin. Ceiling spotlights. Ladder effect heated towel rail. Extractor Fan.

OUTSIDE: Allocated parking space for one vehicle.

COUNCIL TAX BAND: Band B

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 into Southfields Road. Follow the road around keeping in the left hand lane follow the road around onto Park Road turning right onto Beacon Road. Continue to the traffic island junction taking the second exit onto Epinal Way and continue into a southern direction over the traffic island junction with park road. Continue for a short distance onto the dual carriage way at the traffic island junction, take the third right hand turn onto Allendale Road, Continue on Allendale Road, upon meeting the traffic island junctions on Highland Drive turn right and continue for a short distance, turning left in to a communal car park where 70a is located.



RESTRICTIONS: No Pets. 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 periodic tenancy will be offered for an initial 1 month period, which will automatically renew each month. We will explain your rights and obligations at the time of sign-up. A payment for the security deposit will be required before the signature. After the signature the first month rent payment will be due before releasing the property keys. This payment must be by bankers draft, pre-printed building society cheque or cash. Please note that payments different from cash can take up to 2/3 working days to be confirmed by our accountant department. (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.

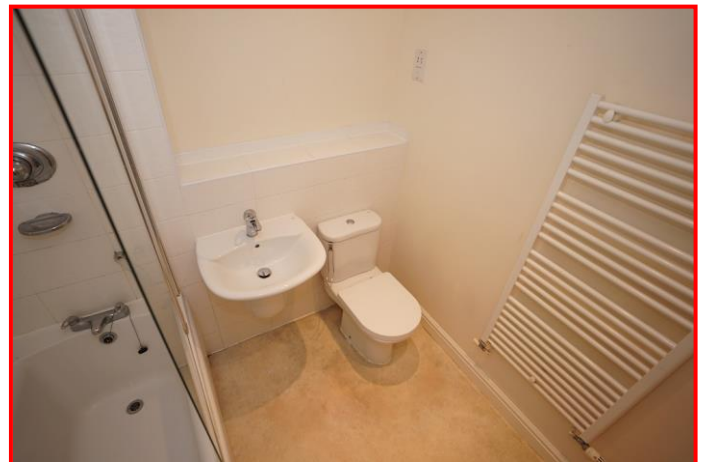
If you require any further information please contact our Residential Property Management Department.

TENANT'S FEES: The tenant will be liable for the Holding deposit payment for the equivalent of one week rent in the moment the application is accepted. Assuming all criteria is met a further payment for the equivalent of 4 weeks rent will be required prior signing the Tenancy Agreement. The 4 weeks rent paid along the one week paid as holding deposit will be registered under the tenant name as security deposit for the Tenancy. After the contract signature before releasing the property keys the tenant is liable to pay the first month rent. The tenant will be liable for regular monthly payments at the agreed figure for the following months. The landlord reserve the right to review the rental price every 52 weeks. The tenant can be charged a fee of £50 during the tenancy if an extra occupier will need to be added into the contract or if an existing tenant/guarantor/occupier wish to be released from the contract (with landlord agreement). The tenant is responsible to keep the property keys provided at the beginning of the tenancy safe and in good working condition. In the eventuality that the keys are lost or damaged by the tenant the occupier is responsible for replacement and can be charged for it.

CLIENT MONEY PROTECTION:

CMP is registered with Propertymark please visit our website for more information.

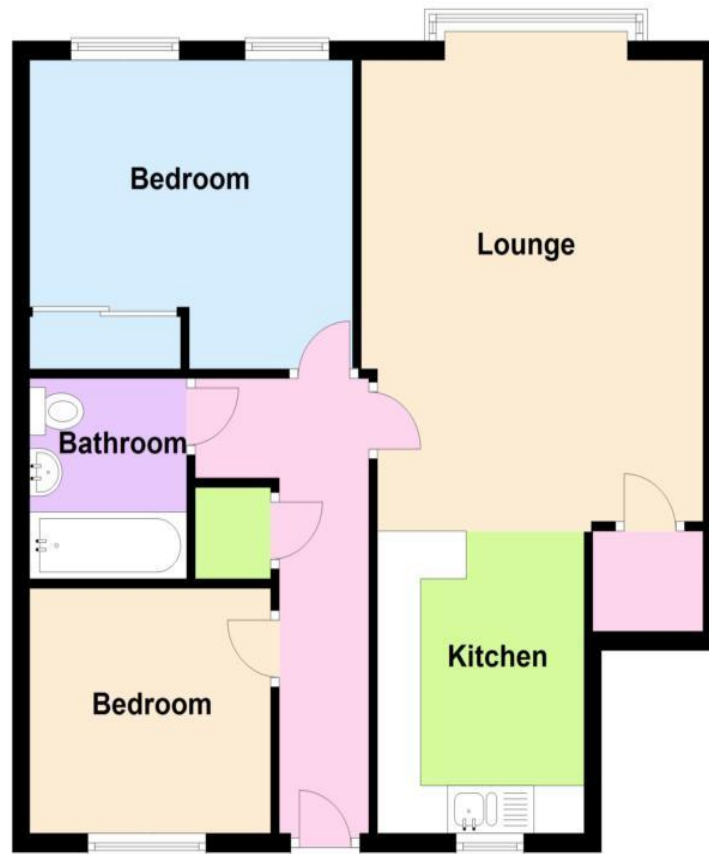
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.



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. These details were produced on 07/08/2026.

Ground Floor



Energy performance certificate (EPC)

70a Highland Drive LOUGHBOROUGH LE11 2HU	Energy rating B	Valid until: 14 May 2026 Certificate number: 9952-3042-2209-3308-5204
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Property type: Ground-floor flat

Total floor area: 68 square metres

Rules on letting this property

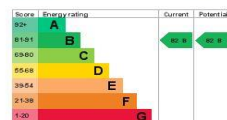
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lan-04-04-2018) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lan-04-04-2018>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60