



**16 KNIGHTTHORPE COURT, BURNS ROAD, LOUGHBOROUGH  
LEICESTERSHIRE LE11 4NP**



**RENT £ 510.00 P.C.M. EXCLUSIVE**

Available from the second week of April, this ground floor flat situated on this purpose built complex within easy access to the University, hospital and town centre as well as travelling distance to the M1 motorway. The accommodation on offer includes entrance hall with two storage cupboards off, lounge with patio door overlooking the communal garden and a refitted kitchen with several white goods included. Main bedroom with built-in with furniture to include single and double wardrobe. Three piece family bathroom suite. Energy Rating C. There is a holding deposit of £115.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £585.00 will be required, along with the first months' 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  
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**Residential Lettings**

## ACCOMMODATION:

**ENTRANCE HALL:** With ceiling light point. Timber effect laminate flooring. Two storage cupboards, one housing the pre-lagged immersion cylinder with slatted storage shelving and the other housing the fuse board and providing plenty of storage. Internal doors give access to: -

**LOUNGE:** 4.19m x 3.56m (13' 9" x 11' 8") Sliding double-glazed patio door to the rear elevation. Ceiling light point. Wall-mounted night storage heater. Door to: -

**KITCHEN:** 2.85m x 2.67m (9' 4" x 8' 9") Comprises of a range of base units with inset sink and side drainer. Space and plumbing for washing machine and electric oven. UPVC double-glazed window to the rear elevation. Ceiling light point.

**BEDROOM:** 3.84m x 2.77m (12' 7" x 9' 1") maximum x )UPVC double-glazed window to the rear elevation. Ceiling light point. Built-in double and single wardrobes with storage box over.

**BATHROOM:** Comprises of a three piece suite to include panelled bath with shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point.

**OUTSIDE:** The property sits towards the top end of the purpose built complex and from the lounge, enjoys views over the communal lawn. The front of the property is adjacent to the top car park.

**DIRECTIONS:** 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 Southfield Road. Follow the road along and around to the right and then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Proceed along Epinal Way, over the University traffic island junction and again straight over the next traffic island junction with Alan Moss Road. Where The Co-operative Food is on the left hand side, take the left hand turn into Burns Road and then left again into Knightthorpe Court where Number 16 can be located towards the rear of the development.





**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.

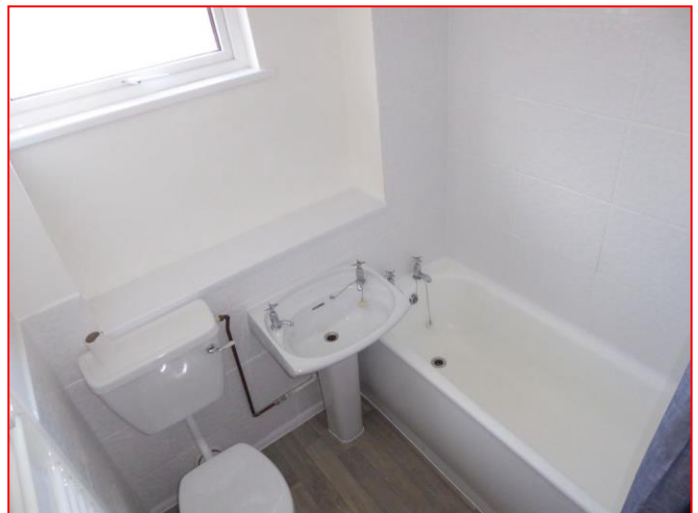
Ongoing rent is payable calendar monthly in advance by standing order.

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

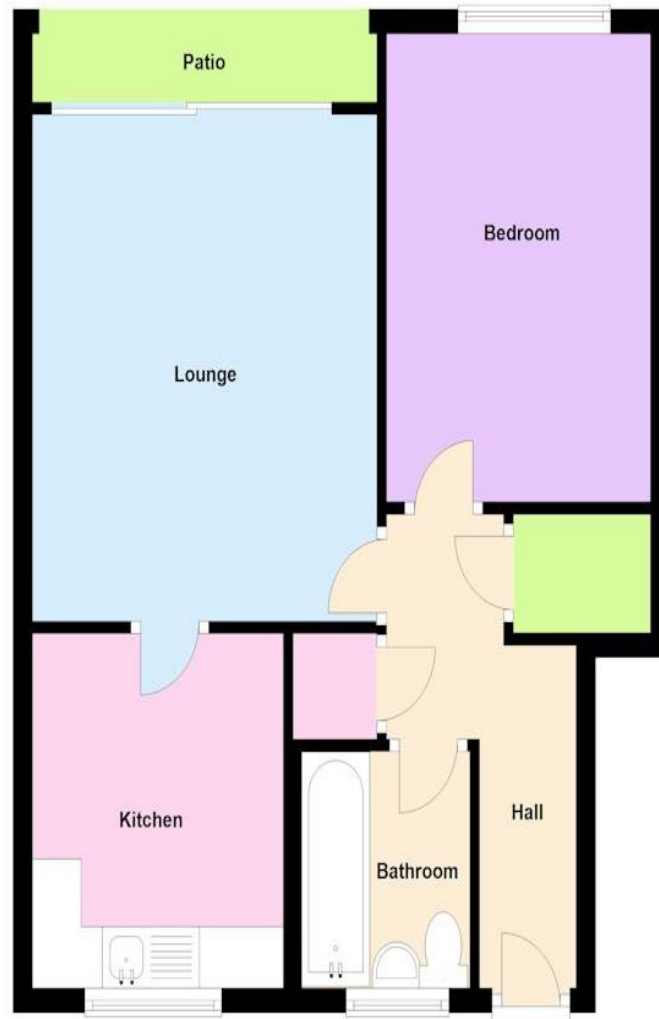
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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. Please note, these details were produced in 2019 and are for illustrative purposes only.



## Ground Floor Flat



### Energy Performance Certificate



Flat 16 Knightthorpe Court, Burns Road, LOUGHBOROUGH, LE11 4NP

Dwelling type: Ground floor flat

Date of assessment: 08 December 2016

Date of certificate: 09 December 2016

Use this document to:

• Compare current ratings of properties to see which properties are more energy efficient

• Find out how you can save energy and money by installing improvement measures

Reference number: 8242-2888-7921-9906-5325

Type of assessment: RESAP: existing dwelling

Total floor area: 45 sqm

Estimated energy costs of dwelling for 3 years: £ 1,428

Over 3 years you could save £ 381

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 876 over 3 years	£ 549 over 3 years	
Hot Water	£ 444 over 3 years	£ 300 over 3 years	
Totals	£ 1,428	£ 1,047	You could save £ 381 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £5,000	£ 177	Yes
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33	Yes
3. Draught proofing	£80 - £120	£ 33	Yes

See page 3 for a full list of recommendations for this property.

Find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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