



DRAFT DETAILS

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



Rent £ 550.00 P.C.M. exclusive

A ground floor flat situated in this purpose built development of Knightthorpe Court. Situated within easy reach of the University, Loughborough's town centre, local commuter routes and centres of employment. The flat offers accommodation that includes lounge, kitchen, double bedroom, parking space and communal gardens. Unfortunately we cannot consider pets as this is against the terms of the lease across the Knightthorpe Court development. Energy Rating of D. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria are met, a damage deposit of £630.00 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
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Electric storage heater. Two built in cupboards, one providing full storage space and housing the fuse box and electricity meter. The other housing the property's lagged emersion cylinder, water tank and slatted storage shelves. Internal doors give access to:

LOUNGE: 4.22m x 3.53m (13' 10" X 11' 7") UPVC double-glazed window and patio doors to the rear elevation which overlook the communal lawned area and enjoys a westerly aspect. Ceiling light point. Electric night storage heater. Door through to the:

KITCHEN: 2.87m x 2.67m (9'5" x 8'9") Comprises of a matching range of base and eye level units with roll edge work surface. Space and plumbing for washing machine. Electric oven, dishwasher and larder style fridge freezer. UPVC double-glazed window to the front elevation. Ceiling light point. Wall mounted electric heater.

BEDROOM 1: 4.5m x 2.77m (14'9" X 9'1") UPVC double-glazed windows to the side elevation (right hand side is obscure). Ceiling light point. Night storage heater.

BATHROOM: Comprises of a three piece suite to include panelled bath, W.C. and wash hand basin. Obscure UPVC double-glazed window to the front elevation. Ceiling light point. Wall mounted trick fan heater.

DIRECTIONS: From our office proceed in a southerly direction on the A6 Leicester Road. At the first set of the 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 Maltings pub is on the left hand side, take the left hand turn into Burns Road and then left again into Knightthorpe Court where Number 20 can be located on the right hand side.

COUNCIL TAX BAND: Band A



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.

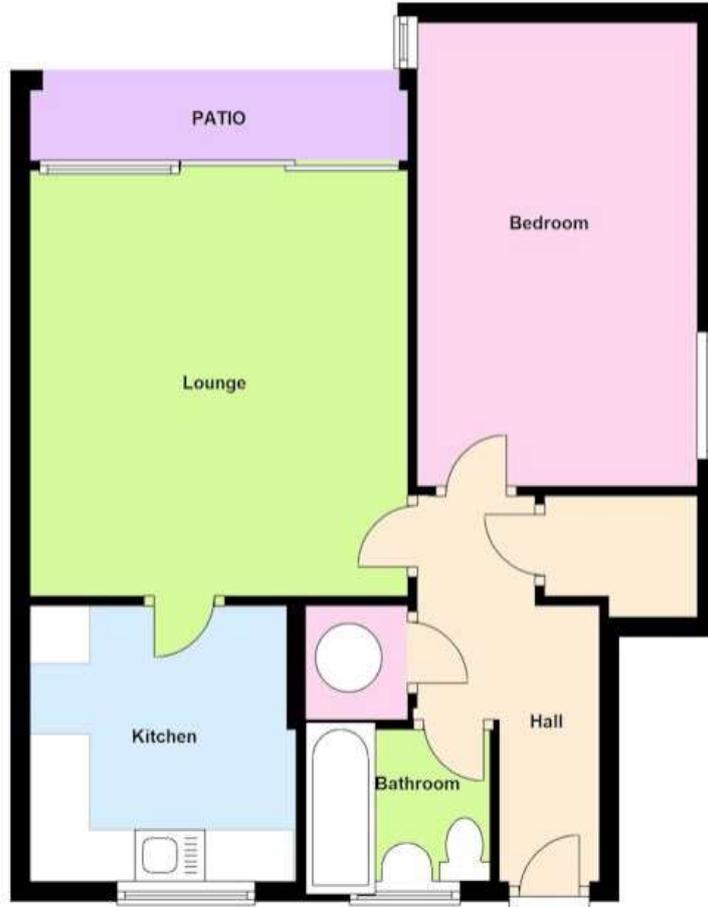
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.



Ground Floor Flat



Energy Performance Certificate i-11Government

104 28 Knightbridge Court, Buxton Road, LUDLOWBOROUGH, LD16 9BP

Building type: Detached house
 Date of assessment: 09 March 2015
 Minimum number of people occupying the building: 1
 Type of assessment: Standard assessment
 Total floor area: 85 m²

What this document tells you:

1. You can see the range of possible energy efficiency improvements.
2. You can see how much these improvements will cost.

Estimated energy costs of heating for 3 years £ 2,081

Over 2 years you could save £ 1,146

Estimated energy costs of other services

Service	Current cost	Minimum cost	Maximum saving
Lighting	£ 200 over 3 years	£ 170 over 3 years	£ 30
Heating	£ 2,000 over 3 years	£ 1,830 over 3 years	£ 170
Hot Water	£ 1,110 over 3 years	£ 960 over 3 years	£ 150
Total of all 3	£ 3,310	£ 2,960	£ 350

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills will likely be.

This position will change if you improve the energy efficiency of your home.

The energy efficiency rating for a building is a measure of the energy it uses to provide heating, hot water and cooling. The energy efficiency rating is based on a standard set of assumptions about the building and its use. The energy efficiency rating is not a measure of the building's overall energy performance.

The savings you can make to save money and make your home more efficient

Recommended measure	Minimum cost	Maximum saving
1. Cavity wall insulation	£ 500 - £ 600	£ 370
2. Cavity wall insulation	£ 500	£ 370
3. Cavity wall insulation	£ 500	£ 370

See page 3 for a full list of recommended measures.

This certificate is valid for 10 years. It is not valid for buildings that have been substantially altered or used for a different purpose to that for which it was issued.