



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



**RENT £575.00 P.C.M. EXCLUSIVE**

A studio flat in this purpose built complex within easy reach of Loughborough's University, town centre and centres of employment. Offering accommodation to include entrance hall, family bathroom, two storage cupboards one housing the immersion cylinder, door to lounge area with separate off bedroom area. Door from the lounge leads to the patio and further door leads to the kitchen which has breakfast bar with white goods to include fridge freezer, oven and washing machine. Situated in communal grounds with parking space. Energy Rating C. Council Tax Band A. There is a holding deposit of £130.00 that will be required upon successful application for the property. Assuming that all criteria is met, a further payment of £530.00 as 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. Night storage heater. Door giving access to storage cupboard. Further door giving access to the airing cupboard housing lagged immersion cylinder and slatted storage shelving. Internal doors give access to: -

**LOUNGE:** 11'7" x 9'9" (3.55m x 2.98m). Sliding double glazed patio door to the rear elevation overlooking the patio. Ceiling light point. Wall-mounted electric heater. Door into: -

**BEDROOM AREA:** 8'1" x 6'5" (2.47m x 1.97m). UPVC double-glazed window to the rear elevation. Ceiling light point.

**KITCHEN:** Comprises of a matching range of base and eye level units with roll edge worksurface. Inset stainless steel sink with side drainer and mixer tap over. Larder style fridge freezer. Four ring electric oven and hob. Washing machine. Breakfast bar. UPVC double-glazed window to the front elevation. Ceiling light point.

**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 front elevation. Ceiling light point. Electric fan heater.

**OUTSIDE:** The property sits in this purpose built complex, which has access to the communal gardens and parking space. It has its own patio area accessed off the lounge with raised planting border and flagstone paving slabs.

**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 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 49 can be located towards the rear of the development.



## **RESTRICTIONS:**

Professionals Only. No Smokers. No Pets. Single Occupancy Only.

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.

**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 month's 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.

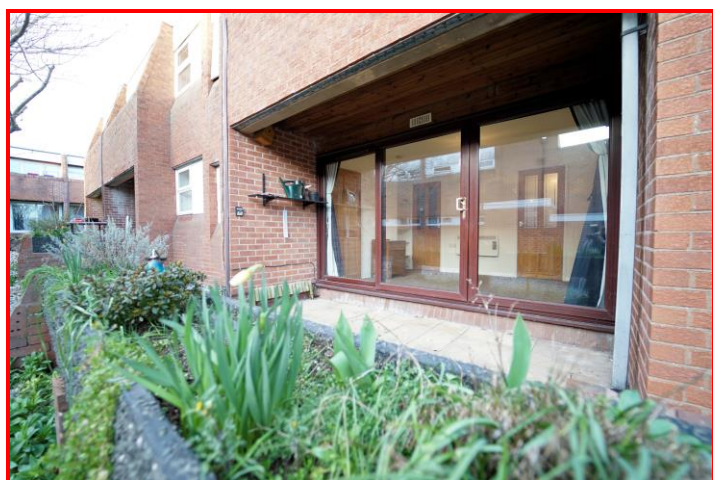
Ongoing rent is payable calendar monthly in advance by standing order.

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

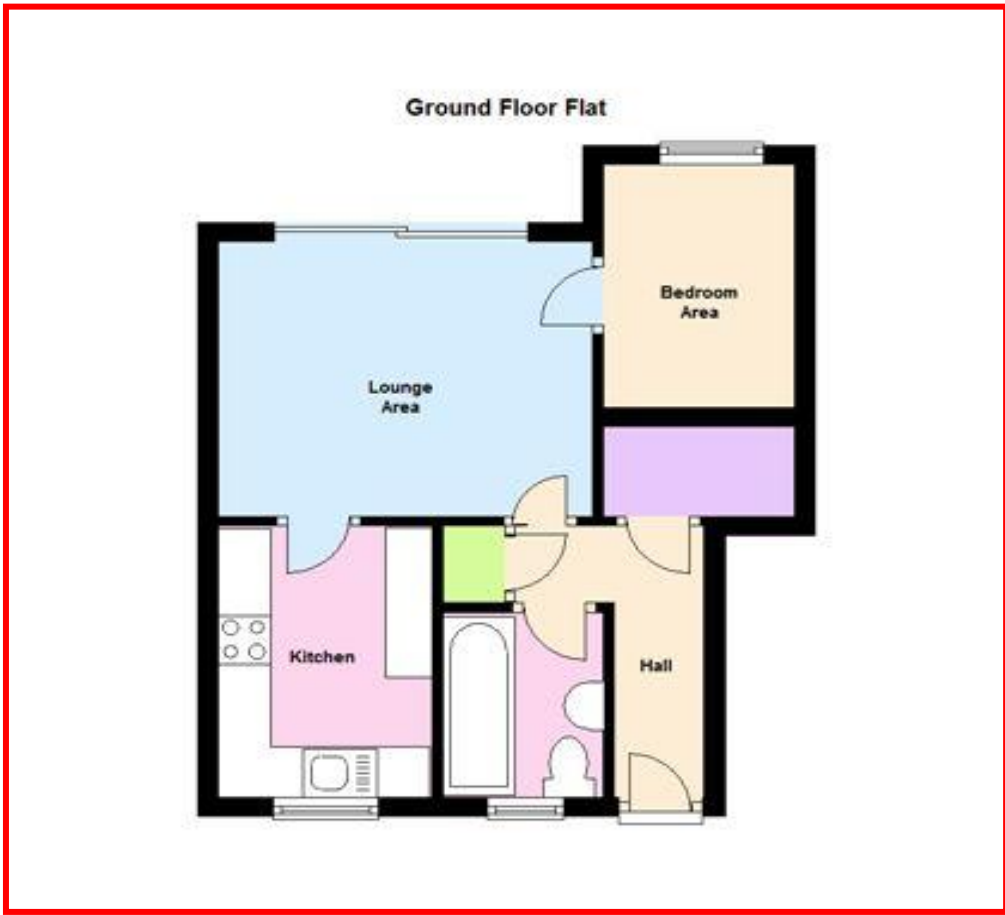
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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 the photos are for illustration purposes and were taken in March 2025.







Energy performance certificate (EPC)			
Flat 40 Knightsbridge Court Burns Road LEIGHBOROUGH LE11 4NP	Energy rating	Valid until:	8 December 2033
	<b>C</b>	Certificate number:	9320-2113-5320-2007-0301
Property type	Ground-floor flat		
Total floor area	35 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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

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

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

