



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



**RENT £ 475.00 P.C.M. EXCLUSIVE**

This one bedroom ground floor flat is set in a purpose built complex within easy reach of Loughborough town centre and local commuter routes. The property has recently been redecorated throughout and with new flooring to most rooms. Offering unfurnished accommodation to include a lounge, kitchen, bedroom and a bathroom. Situated in communal grounds with a parking space available. Unfortunately we cannot consider pets as this is against the terms of the lease across the Knightthorpe Court development Energy Rate D. 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 months' rent, before the tenancy commences. Restrictions apply - please contact the office for further details.

**THINKING OF LETTING?**

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**Residential Lettings**

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> [www.freckeltons.com](http://www.freckeltons.com)

## ACCOMMODATION:

**ENTRANCE HALL:** UPVC front door. Ceiling light point. Walk in storage cupboard. Internal door to the property's immersion heater. Further internal doors giving access to:

**LOUNGE:** 13'10" X 11'9" (4.21m X 3.58m)  
Ceiling light point. Wall mounted night storage heater. UPVC double glazed doors opening on to the patio area.

**KITCHEN:** 9'5" X 8'10" (2.87m X 2.69m)  
Comprising a range of base and eye level units with work surface. Inset sink and sink drainer. Space and plumbing for washing machine and space for further kitchen appliances. UPVC double glazed window to the front elevation. Ceiling light point.

**BEDROOM ONE:** 12'4" X 9'2" (3.75m X 2.79m)  
UPVC double glazed window to the rear elevation. Ceiling light point. Night storage heater.

**BATHROOM:** Comprises a three piece suite to include panelled bath with shower over. W.C and wash hand basin. Ceiling light point.

**OUTSIDE:** The property sits in this purpose built complex with a parking space available. The patio area is accessed from the lounge which overlooks the communal grounds.

**COUNCIL TAX BAND:** Band A

**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 take the next left hand turn on to Forest Road. At the traffic island junction, take the third exit on to Epinal Way. Proceed along, taking the second exit on the next two traffic island junctions and then taking the next left hand turn adjacent to The Co-operative Food into Burns Road and the next left into Knightthorpe Court where Number 59 can be located towards the rear of the development.





**RESTRICTIONS:** No Sharers. No pets as this is unfortunately against the terms of the lease across the Knightthorpe Court development. 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. These details were produced on 14 October 2021 and are for illustrative purposes only.



### Ground Floor Flat



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

#### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average