

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



**RENT £ 700.00 P.C.M. EXCLUSIVE**

This one bedroom ground floor flat is set within a purpose built development close to Loughborough university, local commuter links and easy reach of the town centre. Offering unfurnished accommodation to include lounge, patio area facing the communal garden, breakfast kitchen with electric hob and oven, double bedroom and bathroom. Off road parking available. There is a holding deposit of £160.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £805.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Energy Rating D. Council tax band A.

**THINKING OF LETTING?**

For a **FREE APPRAISAL** of your property without obligation  
**RING FRECKELTONS on 01509 214564**

**Residential Lettings**

## ACCOMMODATION:

**ENTRANCE HALL:** UPVC double glazed exterior door. Wall mounted electric storage heater. Ceiling mounted light point. Internal door to under stairs storage area. Further door leading to airing cupboard housing the property's immersion cylinder with slatted shelving above.

**LOUNGE:** 13'9" x 11'8" (4.19m x 3.56m). UPVC double glazed doors to paved patio area overlooking the communal grounds. Ceiling mounted light point. Door to:

**KITCHEN:** 8'9" x 8'4" (2.67m x 2.54m). Comprising of a matching range of base and eye level units with roll edge work surface. Inset sink with side drainer and mixer taps over and tiled splash back. Space and plumbing provided for automatic washing machine, under counter fridge/freezer and free standing electric cooker. Single glazed window to the front elevation. Ceiling mounted light point.

**BEDROOM:** 12'8" x 9'2" (3.86m x 2.79m). UPVC double glazed window to the rear elevation. Fitted wardrobe and over bed storage units with matching dressing table. Ceiling mounted three arm light fitting.

**BATHROOM:** Comprising of a three piece suite to include W.C., wash hand basin with single taps and panelled bath with electric shower over. Wall mounted electric down flow fan heater. Integrated tiled shelving area. Ceiling mounted light fitting. Single glazed window to the front elevation.

**OUTSIDE:** Well-maintained communal grounds and walkways with lawns and mature planted borders. Communal parking area.

**COUNCIL TAX 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 into Southfield Road merging into Royland Road. Continue along and at the junction follow the road to the right hand side on to Park Road taking the next immediate left hand turn into Forest Road. At the traffic island junction take the third exit on to Epinal Way, proceed along taking the second exit on the following two traffic island junctions. Take the next immediate left hand turn into Knightthorpe Road and the following left hand turn into Burns Road where number 72 can be located on the left hand side.



**RESTRICTIONS:** Suit professional or post graduate single or couple. No children. No pets. No smokers.

**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.)

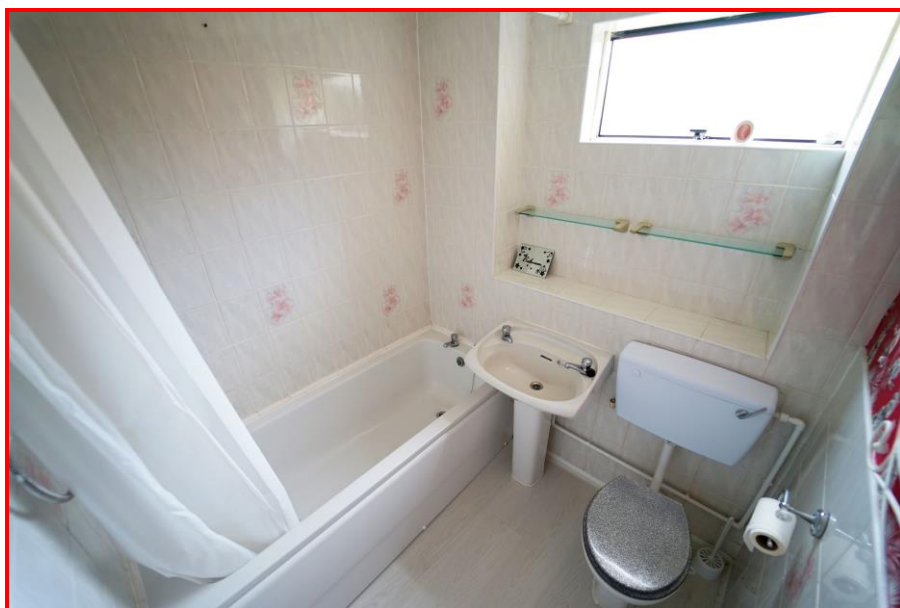
All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy. Ongoing rent is payable calendar monthly in advance by standing order. If you require any further information please contact our Residential Property 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.

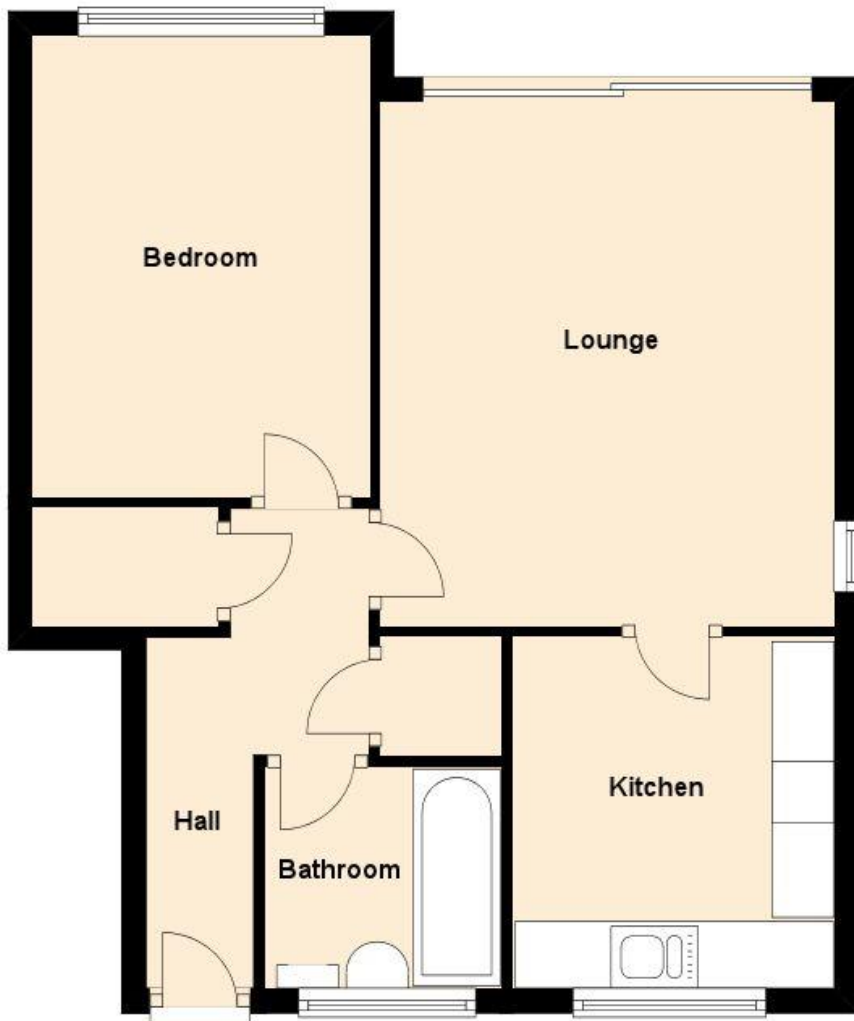
**RESERVATION:** If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first months' rent, before the tenancy commences. These fees are including VAT. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

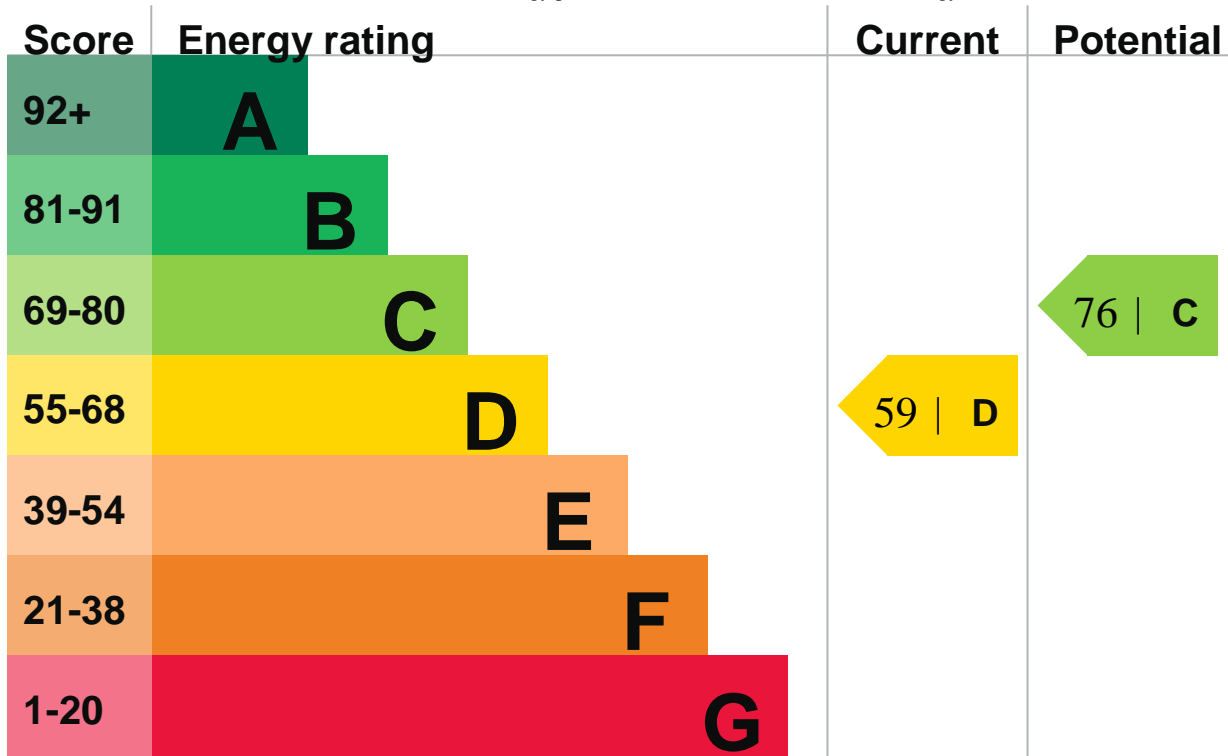
There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down.

**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. 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. Property pictures made April 2025. We are members of The Property Ombudsman scheme.



### 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. The average energy rating and score for a property in England and Wales are D (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
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor