



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



Rent £ 550.00 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 part furnished accommodation to include lounge with bedroom area off, kitchen, which has breakfast bar and white goods to include fridge, oven and washing machine. Three piece bathroom suite and a large storage cupboard off the landing. Situated in communal grounds access to parking on a first come first serve basis. Energy Rate C. 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.

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

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Telephone:01509-214564. Fax:01509-236114. <mailto:lettings@freckeltons.com> www.freckeltons.com

ACCOMMODATION:

ENTRANCE HALL: Staircase leading off to the first floor.

LANDING AREA: Walk-in store cupboard over the stair recess with hanging rail, shelving and light point. Further internal door giving access to the airing cupboard. The internal door leads through to:

LOUNGE: 11' 4" x 10' 3" (3.12m x 3.05m) UPVC double-glazed door and matching side lights leading on to the balcony. Ceiling light point. Night storage heater. Open plan into:

KITCHEN: 9' 7" x 6' 7" (2.91m x 2.01m) Comprising of a range of base units with roll edged work surface. Inset circular sink with mixer tap over. Electric oven with four ring hob. Washing machine and fridge.

BEDROOM 1: 9' x 7' (2.74m x 2.13m) UPVC double-glazed window to the side elevation. Ceiling light point.

BATHROOM: Comprising of a three piece suite to include: paneled bath with Electric shower over. WC and wash hand basin. Obscure UPVC double-glazed window to the front elevation. Ceiling light point.

OUTSIDE: The property sits in this purpose built complex which has access to the communal gardens and parking space. The private balcony area is accessed from the lounge which overlooks communal garden laid mainly to lawn.

DIRECTIONAL NOTE: From our offices, proceed in a northerly direction along the A6 Leicester Road and shortly after passing the centre of town, take the left hand turn onto Green Lane (just past Tylers shop). Continue along onto Ashby Road. At the traffic island with Epinal Way, take the third exit onto Epinal Way. At the next traffic island junction, take the second exit continuing along Epinal Way and then the first left after the traffic lights onto Knightthorpe Road. Shortly after passing The Maltings Public House, take the left turn onto Burns Road and the first left into the car park for Knightthorpe Court, where Number 8 is located on the right hand side.

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.



FIRST FLOOR STUDIO APARTMENT



Energy Performance Certificate 

Flat 8 Knightthorpe Court, Burns Road, LOUGHBOROUGH, LE11 4NP
 Dwelling type: Top-floor flat Reference number: 8803-2976-8520-0796-0373
 Date of assessment: 13 July 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 July 2013 Total floor area: 35 m²

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

Estimated energy costs of dwelling for 3 years:	£ 1,044
Over 3 years you could save	£ 324

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 69 over 3 years	
Heating	£ 447 over 3 years	£ 327 over 3 years	
Hot Water	£ 488 over 3 years	£ 294 over 3 years	
Totals	£ 1,044	£ 790	You could save £ 324 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 60).

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. Fan assisted storage heaters and dual immersion cylinder	£300 - £400	£ 254	<input checked="" type="checkbox"/>
2. High performance external doors	£500	£ 68	<input type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/keepenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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