



**GROUND FLOOR FLAT, 8 PINFOLD JETTY,
LOUGHBOROUGH LEICESTERSHIRE LE11 1BQ**



RENT £425.00 P.C.M. EXCLUSIVE

Conveniently located within easy reach of Loughborough's town centre, shops and amenities this ground floor converted flat has unfurnished accommodation to include lounge, kitchen, double bedroom, bathroom and separate W.C. Rear garden with patio area. On street parking is unavailable due to restrictions, alternative parking is available locally. Energy Rating E. There is a holding deposit of £95.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £490.00 will be required, along with the first month's 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:

LOUNGE: 12'10" x 12'5" (3.94m x 3.79m). Glazed window to the side elevation. Brick fireplace with wooden mantel and tiled hearth. Wall mounted electric heater. Ceiling light point.

KITCHEN: 10'11" x 8'9" (3.33m x 2.67m). Comprising of a range of fitted base and eye level units with roll edge work surface. Inset stainless steel sink with single taps over. Space for a free standing electric cooker. Space and plumbing for washing machine. Internal door to shelved storage space housing the property's immersion heater.

BEDROOM 1: 11'5" plus bay x 12' (3.47m x 3.66m). Walk in glazed bay window. Ceiling light point. Wall mounted electric heater.

BATHROOM: Comprising of a two piece white suite to include paneled bath with shower attachment over and wash hand basin. Glazed window to side elevation. Ceiling light point. Wall mounted electric fan heater.

SEPARATE W.C.: Low level flush W.C. with shelving over. Glazed window to side elevation. Ceiling light point. Wall mounted electric panel heater.

OUTSIDE: Paved patio area leading to walled garden with mature shrubs laid mainly to lawn. Brick built garden store. Side access leading to the front of the property.

COUNCIL TAX BAND: A

DIRECTIONAL NOTE: From our offices proceed in a southerly direction toward Southfield Road/B5350 and at the first set of traffic lights turn left into Barrow Street/A6 continue along for a short distance passing through two sets of traffic lights where immediately adjacent to a wide pedestrian walkway the property can be easily located to the right hand side.

RESTRICTIONS: Single occupancy only. No pets. No smokers. 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 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.

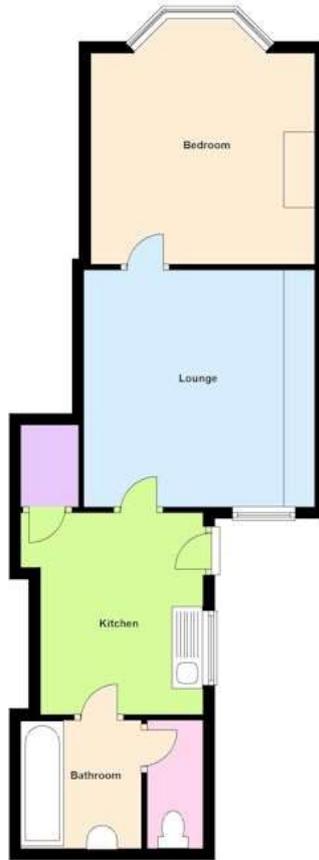
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. Details produced on 04/01/2023. We are members of The Property Ombudsman scheme.



Ground Floor Flat



Energy Performance Certificate

Flat One, 8, Parkside Way, LDU28HD (RUGBY, LE11 7WS)

Building type: One and two flat Reference number: 8220-6528-1008-0027-0000
 Date of assessment: 12 August 2018 Type of assessment: RQPA's existing dwelling
 Date of certificate: 15 August 2018 Total floor area: 45.07

Use this document to:

- Compare current ratings of properties to see what properties are more energy efficient
- Find out how you can save energy and money by taking improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,851

Over 3 years you could save £ 1,437

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 2,807 over 3 years	£ 879 over 3 years	
Hot Water	£ 927 over 3 years	£ 809 over 3 years	
Totals	£ 3,851	£ 1,704	You could save £ 1,437 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy costs by individual households. This excludes energy use for running appliances, hot TVs, computers and mobile, and electricity generated by regeneration.

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 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£5,000 - 214,000	£ 1,107
2. Floor insulation (suspended floor)	£800 - £1,200	£ 321
3. Increase hot water cylinder insulation	£10 - £30	£ 163

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you can take to save money, visit www.gov.uk/energy-guidance or call 0800 135 1234 (standard national rate). The Green Deal may enable you to finance your home repairs and improve its EPC.