



**21 SOVEREIGN COURT, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 2TL**



**RENT £ 625.00 P.C.M. EXCLUSIVE**

Freckeltons are pleased to offer this first floor, two bedroom flat available within close proximity to Loughborough's town centre. Offered part-furnished with accommodation comprising of an open plan lounge and kitchen with a built in oven and hob, two bedrooms and a bathroom. Viewing is greatly advised to appreciate the size and space of the accommodation on offer. There is a secure car park for which a permit can be obtained. Energy Rating C. There is a holding deposit of £145.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £720.00 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

**HALL:** Two ceiling light points. Electric heater. Door to store cupboard housing the properties electric water heater. Further doors through to.

### OPEN PLAN LOUNGE KITCHEN:

**LOUNGE:** 17'3" (from breakfast bar) x 10'1" (5.1m (from breakfast bar) x 3m). Double glazed UPVC window to front elevation. Two ceiling spotlights. Electric heater.

**KITCHEN:** 8'1" (from breakfast bar) x 10'1" (2.4m (from breakfast bar) x 3m). Comprises of a range of base and eye level units and three lengths of Roll edge work surfaces with inset stainless steel sink and side drainer, oven and hob. Ceiling strip light. Electric heater.

**BEDROOM ONE:** 9'9" x 12'5" (2.7m x 3.6m). UPVC double glazed window to front elevation. Ceiling spotlights. Electric heater.

**BEDROOM TWO:** 9'10" x 8'8" (2.7m x 2.4m). UPVC double glazed window to side elevation. Ceiling light point. Electric heater

**BATHROOM:** 6'4" x 7'6" (1.8m x 2.1m). Comprising of a white three-piece suite to include wash hand basin, WC and bath with electric shower over. Ceiling light point. Electric heater.

**OUTSIDE:** Allocated parking space to the rear with walkway leading to the communal door.

**COUNCIL TAX BAND:** Band B

**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction along the A6 Leicester Road. Turn right at the traffic lights onto Southfields Road and proceed for a short distance where Sovereign Court can be located on the left hand side. The block can be accessed via the pedestrian entry gate on Southfields Road, or via the Car Park entry on Victoria Street.



**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. These pictures were taken in March 2021.



# Ground Floor



### Energy Performance Certificate HM Government

21 Sovereign Court, Victoria Street, LOUGHBOROUGH, LE11 2TL

Dwelling type: Mid-floor flat Reference number: 0938-4004-6223-7420-7244  
 Date of assessment: 07 July 2020 Type of assessment: RdSAP: existing dwelling  
 Date of certificate: 09 July 2020 Total floor area: 51 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,335</b>
<b>Over 3 years you could save</b>	<b>£ 405</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 405 over 3 years                 </div>
Heating	£ 381 over 3 years	£ 282 over 3 years	
Hot Water	£ 798 over 3 years	£ 492 over 3 years	
<b>Totals</b>	<b>£ 1,335</b>	<b>£ 930</b>	

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 used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
(92-100) <b>A</b>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 5px; margin-right: 5px;">60</div> <div style="font-size: 2em; margin: 0 10px;">→</div> <div style="border: 1px solid black; padding: 5px; margin-left: 5px;">86</div> </div>	86	(82-91) <b>B</b>
(69-81) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(29-38) <b>F</b>			
(13-28) <b>G</b>			
(1-12) <b>G</b>			

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). 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 measures	Indicative cost	Typical savings over 3 years
1. High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 402

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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