



**UNION WHARF, CARTWRIGHT STREET,
LOUGHBOROUGH LEICESTERSHIRE, LE11 1JW**



Rent £ 600 P.C.M. exclusive

This two bedroom first-floor flat is situated within walking distance of the train station and the town centre. Briefly the accommodation comprises of an entrance hall, lounge and a dining kitchen with a built-in oven and hob included. There are two bedrooms and a bathroom with shower included. The flat is due to have new flooring fitted to most rooms before a new tenancy commences. The property is situated in communal grounds with access to off-road permit parking for one vehicle. Energy Rate C. There is a holding deposit of £135.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £690.00 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:

ENTRANCE HALL: Entry system. Ceiling light point.

LOUNGE: 13'8" x 10'9" plus bay (4.17m x 3.25m).
UPVC double-glazing to the rear elevation. Ceiling light point. Central heating radiator.

KITCHEN: 13'8" (max) x 9'9" (4.17m x 2.97m).
Single drainer stainless steel sink unit with hot and cold taps. Built-in gas hob and oven under. Built-in base units and wall cupboards. Central heating radiator. Two UPVC double-glazed windows to the rear elevation.

BEDROOM 1: 10'1" x 9'9" (3.07m x 2.97m).
With built-in wardrobe. UPVC double-glazed to the front elevation. Central heating radiator. Ceiling light point.

BEDROOM 2: 9'7" x 7'2" (2.94m x 2.19m).
UPVC double-glazed window to the front elevation. Central heating radiator. Ceiling light point.

BATHROOM: Electric shower over. Wash hand basin and low level WC. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

OUTSIDE: Visitor parking.

COUNCIL TAX BAND: A.

DIRECTIONAL NOTE: Head south east on Leicester Road towards Southfield Road. Turn left onto Barrow Street/A6. Continue to follow the A6. At the traffic lights, turn right onto Baxter Gate. Turn left at the first cross street onto Sparrow Hill. Continue onto Meadow Lane and turn right onto Cartwright Street where the property can be located on the right hand side.

RESTRICTIONS: No pets. No children.



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.

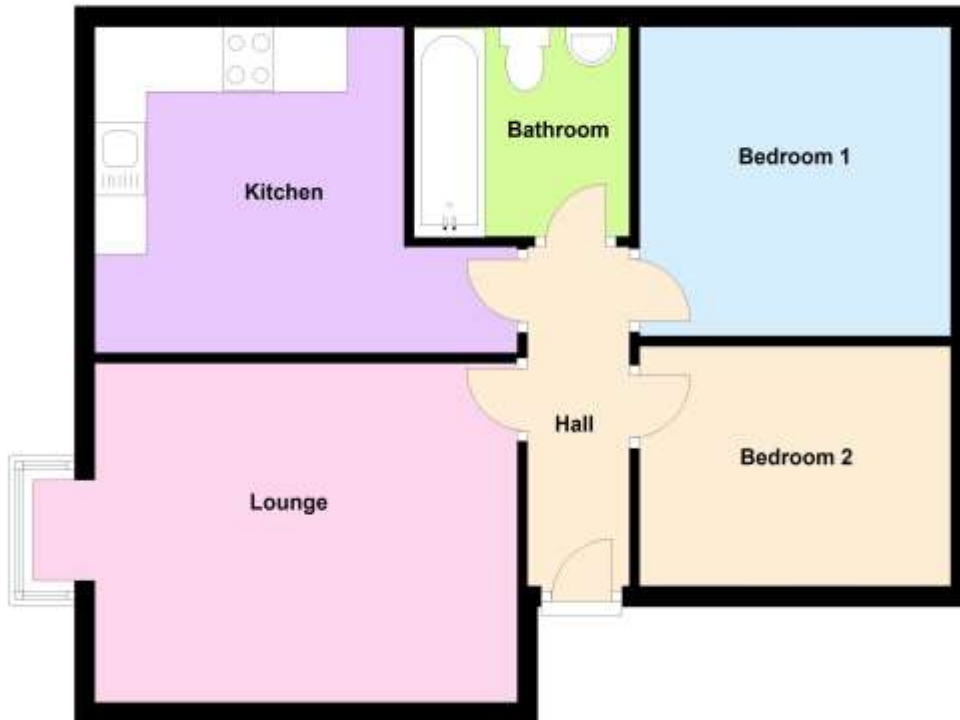
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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 Flat



Energy Performance Certificate



31, Cartwright Street, LOUGHBOROUGH, LE11 1JW

Dwelling type: Top-floor flat
 Date of assessment: 28 February 2019
 Date of certificate: 28 February 2019
 Reference number: 8001-2305-3320-5520-4213
 Type of assessment: RdSAR, existing dwelling
 Total floor area: 47 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:	£ 1,188
Over 3 years you could save	£ 78

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 815 over 3 years	£ 737 over 3 years	
Hot Water	£ 249 over 3 years	£ 249 over 3 years	
Totals	£ 1,188	£ 1,118	

These figures show how much the average household would spend at 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



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

Recommended measure	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £250	£ 78

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.