



14B, WILLIAM STREET, LOUGHBOROUGH, LE11 3BZ

£585 PCM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





A genuinely spacious and well maintained modern, purpose built ONE BEDROOM first floor apartment which benefits from UPVC double glazing and electric heating and occupies an already established position within the heart of Loughborough close to Queens Park and the Leisure Centre. In brief the accommodation may be described as follows: Landing, large Lounge/Diner, inner lobby, Kitchen, Double Bedroom and Bathroom. Outside there is one allocated car parking space with possible room for two vehicles and a communal drying area. EPC Rating: 'D'.

device will be passed to the tenant, along with an administration fee of £15.

#### **Permitted Tenant Fees**

Holding Deposit £90 per property.

During the tenancy the following permitted payments will apply if necessary.

Changes to a tenancy e.g..

Permission to keep a pet at the property

To change one of the tenants to a joint tenancy

To be given permission to decorate a property

A charge of £48.00 inc VAT will be made for any amendments which alter the tenants obligations in the agreement.

£25 additional rent will be charged each month for allowing a pet to be kept at the property to cover additional wear and tear.

Reasonable costs associated with an early termination of tenancy, if approved by the Landlord, see agent for details.

Payment of interest for the late payment of rent is set to a 3 percent above the Bank of England base rate for each day that the payment is outstanding. Levy of the late payment will be made on day fourteen but charged from day one.

Payment of charges for the loss of keys/security devices. All costs incurred by the supplier of the key/security













## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



RICS



[loughborough@andrewgranger.co.uk](mailto:loughborough@andrewgranger.co.uk)

Call 01509 235 534

Andrew Granger & Co.  
44-46 Forest Road, Loughborough, LE11 3NP  
[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)

