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**HIGHLAND DRIVE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2HU**



RENT £ 750.00 P.C.M. EXCLUSIVE

This two bedroom ground floor flat is set within communal grounds in a popular area of Loughborough. Offering unfurnished accommodation to include an open-plan lounge and kitchen, two double bedrooms and a family bathroom. To the front, there is allocated parking for one vehicle set within a communal car park. Energy Rate C. Council Tax band B. There is a holding deposit of £170.00 that will be required upon successful application for the property. Assuming that all criteria are met, a damage deposit of £865.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Property available from the 1st March.

THINKING OF LETTING?

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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: UPVC Double glazed door to front elevation. Ceiling light point. Central heating radiator. Door to in built storage cupboard. Doors to:

LOUNGE: 4.83m x 3.96m (15'10" x 13'0") UPVC double glazed bay window to rear elevation. Two ceiling light points. Central heating radiator. Store cupboard under the stairs to the flat above. Open to:

KITCHEN: 3.12m x 2.39m (10'3" x 7'10")
Comprising of a range of base and eye level units and lengths of Roll edge work surface with inset one and a half bowl Sink and Side drainer. Inset Oven and Hob, Fridge, Freezer and Washing Machine. UPVC double glazed window to front elevation. Ceiling spotlights. Cupboard housing the property's central heating Combination Boiler.

BEDROOM ONE: 3.71m x 3.2m minimising to 2.59m (12'2" x 10'6" minimising to 8'6") Two UPVC double glazed windows to rear elevation. Ceiling light point. Central heating radiator. Inbuilt Wardrobe.

BEDROOM TWO: 2.79m x 2.57m (9'2" x 8'5") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three piece suite to include Bath with Shower over, W.C. and Wash Hand Basin. Ceiling spotlights. Ladder effect heated towel rail. Extractor Fan.

OUTSIDE: Allocated parking space for one vehicle.

COUNCIL TAX BAND: Band B

DIRECTIONAL NOTE: From our office proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights take the right hand turn into Southfields Road. Follow the road around keeping in the left hand lane follow the road around onto Park Road turning right onto Beacon Road. Continue to the traffic island junction taking the second exit onto Epinal Way and continue into a southern direction over the traffic island junction with park road. Continue for a short distance onto the dual carriage way at the traffic island junction, take the third right hand turn onto Allendale Road, Continue on Allendale Road, upon meeting the traffic island junctions on Highland Drive turn right and continue for a short distance, turning left in to a communal car park where 70a is located.



RESTRICTIONS: No Pets. 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 details were produced on 07/03/2022.

Ground Floor

