



**KNIGHTTHORPE COURT, BURNS ROAD,
LOUGHBOROUGH, LEICESTERSHIRE LE11 4NP**



RENT £550.00 P.C.M. EXCLUSIVE

A one bedroom ground floor flat set within a purpose built development close to Loughborough university, local commuter links and easy reach of the town centre. Offering unfurnished accommodation to include lounge, with patio doors leading out to a patio area and communal gardens. Kitchen with oven and hob included, bedroom, bathroom and two internal storage cupboards. With UPVC double-glazing throughout. Parking available in the complex car park. Energy Rating C. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first months' 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: Ceiling light point. Night storage heater. Two storage cupboards. One under stair housing the electric meter and fuse box, the other housing the property's lagged immersion cylinder with slatted storage shelving. Internal doors give access to: -

LOUNGE: 13'8" X 11'7" (4.17m x 3.53m) UPVC double-glazed patio doors to the front elevation opening onto a patio area and communal grounds. Ceiling light point. Night storage heater. Door to:

KITCHEN: 8'8" x 9'3" (2.69m x 2.89m) Comprising of a fitted matching range of base units with roll edge work surface. Stainless steel sink and side drainer with mixer taps over. Built in electric oven and hob. Space and plumbing for an automatic washing machine. Space for a free standing fridge freezer. Further space for a breakfast bar area. Ceiling light point. UPVC double-glazed window to the rear elevation.

BEDROOM 1: 12'8" X 9'2" (3.87m x 2.80m) UPVC double-glazed window to front elevation. Ceiling light point. Ronti heater. Extractor fan.

BATHROOM: Comprises of a white three piece suite to include panelled bath with electric shower attachment over, Low WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Wall mounted electric fan heater.

OUTSIDE: The property sits in this purpose built complex, which has access to the communal gardens and parking space. It has its own patio area accessed off the lounge with flagstone paving slabs.

COUNCIL TAX BAND: A

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 onto Southfield Road. Follow the road along and around to the right and then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Proceed along Epinal Way, over the University traffic island junction and again straight over the next traffic island junction with Alan Moss Road. Where the Co-operative is on the left hand side, take the left hand turn into Burns Road and then left again into Knightthorpe Court where Number 73 can be located towards the rear of the development.



RESTRICTIONS:

No Smokers, 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.





Energy performance certificate (EPC)

Flat 73 Knightbridge Court Bank House DUNFORDBOURGH LE11 4HP	Energy rating C	Valid until: 11 March 2032 Certificate number: 9420-2000-4207-4380-0004
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Property type
Ground-floor flat

Total floor area
47 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and conditions that apply to all rented domestic premises under the current energy efficiency standard \(revised version\)](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)