



**FIRST FLOOR FLAT, BRITANNIA STREET, SHEPSHED,
LOUGHBOROUGH LEICESTERSHIRE LE12 9AE**



Rent £ 700.00 P.C.M. exclusive

A deceptively spacious two bedroom first floor flat set within the heart of Shepshead. The flat has been recently refurbished to include brand new kitchen, shower room, new floors, and internal insulation. Offering unfurnished accommodation to include an entrance hall with staircase rising off to the accommodation. To the right there is a kitchen. The open design of the split level lounge takes you through to the bedrooms. The first bedroom is a double bedroom. There is also a single second bedroom and shower room. The distinctive design of the flat offers character but also a spacious living area and would suite a couple or small family. There is a holding deposit of £160.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit TOTAL of £805.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply please contact the office for further details. Energy Rating of C. Council tax band A.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
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: Staircase rising off to the accommodation, which leads to: -

LANDING: Loft access hatch. Ceiling light point. Internal doors giving access to: -

LOUNGE: Which is of an irregular shape and on split level. With two gas central heating radiators. Two ceiling light points. Two windows with secondary glazes to the front elevation.

KITCHEN: 10'8" x 7'9" (3.25m x 2.36m). Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink. Space and plumbing washing machine. Electric over. One gas central heating radiator. Ceiling light point. Glazed window to the side elevation.

BEDROOM 1: 13'2" x 10'6" (4.02m x 3.20m). With secondary glazed window to the front elevation. Ceiling light point. Gas central heating radiator.

BEDROOM 2: 9'2" x 8" (2.79m x 2.44m). Glazed window to the rear elevation. Ceiling light point. Gas central heating radiator.

SHOWERROOM: Comprises of a walk-in shower. WC and wash hand basin. Two obscure glazed windows to the rear elevation. Ceiling light point. Gas central heated tower rail.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exit onto Kirkhill Road. Proceed down the hill and at the traffic island junction, take the second exit onto Britannia Street where Number 4 can be located on the right hand side.

RESTRICTIONS: Post Graduate or Professional Only. No Cats/Dogs. 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 month's 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.

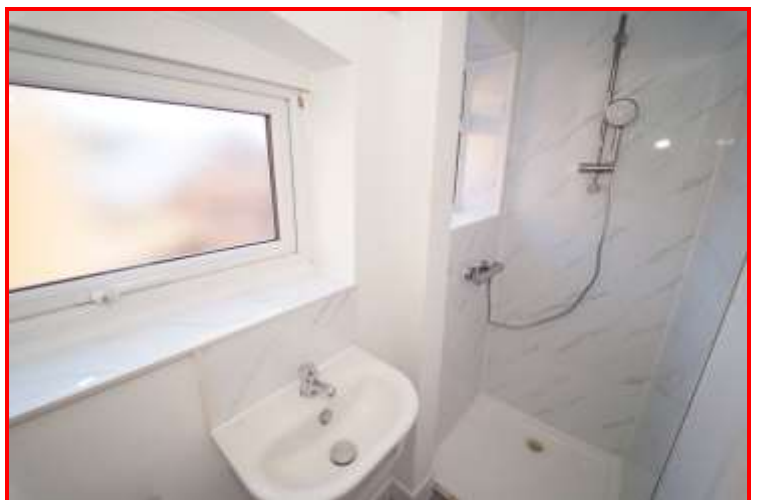
Ongoing rent is payable calendar monthly in advance by standing order.

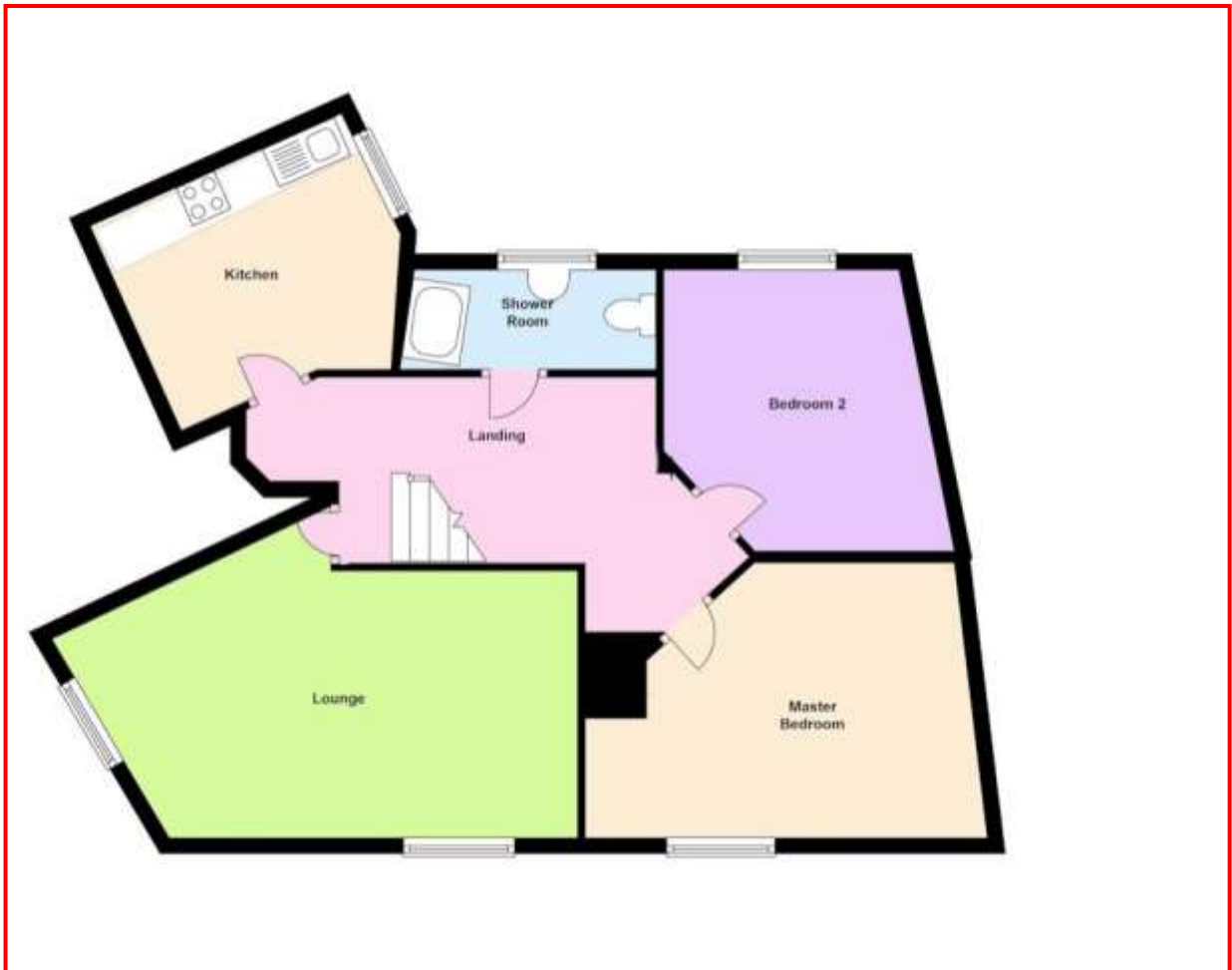
If you require any further information please contact our Residential Property Management Department.

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. Please note the photos are for illustration purposes only and were taken in January 2026.





Energy performance certificate (EPC)

Energy Plan Standard Assessment	Energy Class C	Valid until 1 January 2018
Property type Top-floor flat		
Total floor area 88 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/268044/landlord_guidance.pdf)		
Energy rating and score This property's energy rating is C. It has the potential to be C. Click here to download this property's energy EPC (PDF)		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales the average energy rating is D the average energy score is 50		

The graph shows the energy rating scale from A (green) to G (red). The current rating is C, and the potential rating is also C. The score is 65, which is above the average score of 50.