



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



RENT £600.00 P.C.M. EXCLUSIVE

A ground floor flat set in a purpose built complex within easy reach of Loughborough university campus, the Town centre and centres of employment. Having recently been redecorated throughout and with new flooring, the property offers unfurnished accommodation to include a lounge, kitchen, separate bedroom, bathroom and a walk in storage cupboard. Situated in communal grounds with parking space available. 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 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. Walk in storage cupboard housing the electric meter and fuse box. Internal door to the property's lagged immersion cylinder with slatted storage shelving. Internal doors giving access to:

LOUNGE: 13'10" x 11' 11" (4.21m x 3.63m) UPVC double glazed patio doors to the rear elevation. Ceiling light point. Night storage heater.

KITCHEN: 9' 3" x 8' 9" (3.73m x 2.69m) Comprising of a matching range of base and eye level units with roll edge work surface and tiled splash back. Inset stainless sink with side drainer and mixer tap over. Integrated electric hob with oven under and extractor hood over. Space and plumbing for washing machine and space for standing fridge freezer. UPVC double glazed window to the front elevation. Ceiling light point.

MAIN BEDROOM: 12'8" X 9'2" (3.87m x 2.80m) UPVC double glazed window to the rear elevation. Ceiling light point.

BATHROOM: Comprises of a three piece suite to include panelled bath with electric shower over. Low level flush W.C. and wash hand basin. Obscure UPVC double glazed window to the rear elevation. Ceiling light point.

OUTSIDE: The property sits in this purpose built complex which has access to the communal gardens and allocated parking space. The private patio area is accessed from the lounge which overlooks the communal garden laid mainly to lawn.

COUNCIL TAX BAND: A

DIRECTIONAL NOTE: From our offices proceed in a southerly direction on the A6/Leicester Road. At the first set of traffic lights take the right hand turn into Southfield Road follow the road along and around to the right and then take the next left hand turn on to Forest Road. At the traffic island junction take the third exit on to Epinal Way proceed along taking the second exit on the next two traffic island junction taking the next left hand turn adjacent to The Co-operative Food into Burns Road and then next immediate left into Knightthorpe Court where number 35 can be located towards the rear of the development.

RESTRICTIONS: Strictly 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 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.

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. There is a holding deposit of £130.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £660.00 will be required, along with the first month's rent, before the tenancy commences.

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.

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, these photographs were taken on 12 August 2021 and are for illustrative purposes only. These detail were produced on the 1st March 2023.



Ground Floor Flat

