



DRAFT DETAILS

**FLAT, HIGH STREET, QUORN, LOUGHBOROUGH
LEICESTERSHIRE, LE12 8DT**



Rent £625.00 P.C.M. exclusive

A one bedroom first floor flat set within a converted coaching inn. Centrally located in the popular village of Quorn, offering part-furnished accommodation. The property offers a wealth of features and charms with high ceilings and large windows. It includes Kitchen with appliances, Lounge with feature mantle and hearth with tile surround, bedroom and bathroom. Off road parking is provided for a single vehicle in a secured carpark. Would suit professional or post graduate, single or couple. There is a holding deposit of £140.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £720.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply please contact the office for further details. Energy Rate C. Available from the 15th December.

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. Internal doors giving access to: -

LOUNGE: 14'7" Minimising 12" x 15" 10' (4.40m minimising 3.59m x 4.83m). Ornate Ceiling Light Point. Georgian Style leaded window with secondary glazing and Georgian style sash window with secondary glazing to the front elevation. Feature mantle and hearth with tile surround. Electric night storage heater. Built in cupboard with four drawer inset. Feature Beam to ceiling with ornate coving and picture rail. Doorway to: -

KITCHEN: 11'11" x 4'8" (3.63m x 1.43m) Comprises of a range of base and eye level units with roll edge work surface. Inset sink with side drainer. Appliances to include electric cooker, refrigerator and washing machine. Built in cupboard. Ceiling light point, feature beam to ceiling and ornate coving. Dado rail with wood panelling below. Georgian Sash window with secondary glazing to front elevation.

BEDROOM: 12'6" x 11'7" (3.82m x 3.53m). Two double-glazed windows to the side elevation. Ornate ceiling light point. Electric night storage heater. Feature beam to ceiling ornate coving and picture rail.

BATHROOM: Comprises of a three piece suite to include panelled bath with Triton T80 shower over, W.C. and pedestal wash hand basin. Two double glazed windows to the side elevation. Ceiling light point. Half Wall tiles. Dimplex electric fan heater.

OUTSIDE: One secure parking space for one vehicle. The property is accessed via a shared communal entrance hall with stairs leading off to the first floor and door leading to number 4.

COUNCIL TAX BAND: Band A

RESTRICTIONS: No Pets. 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 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.

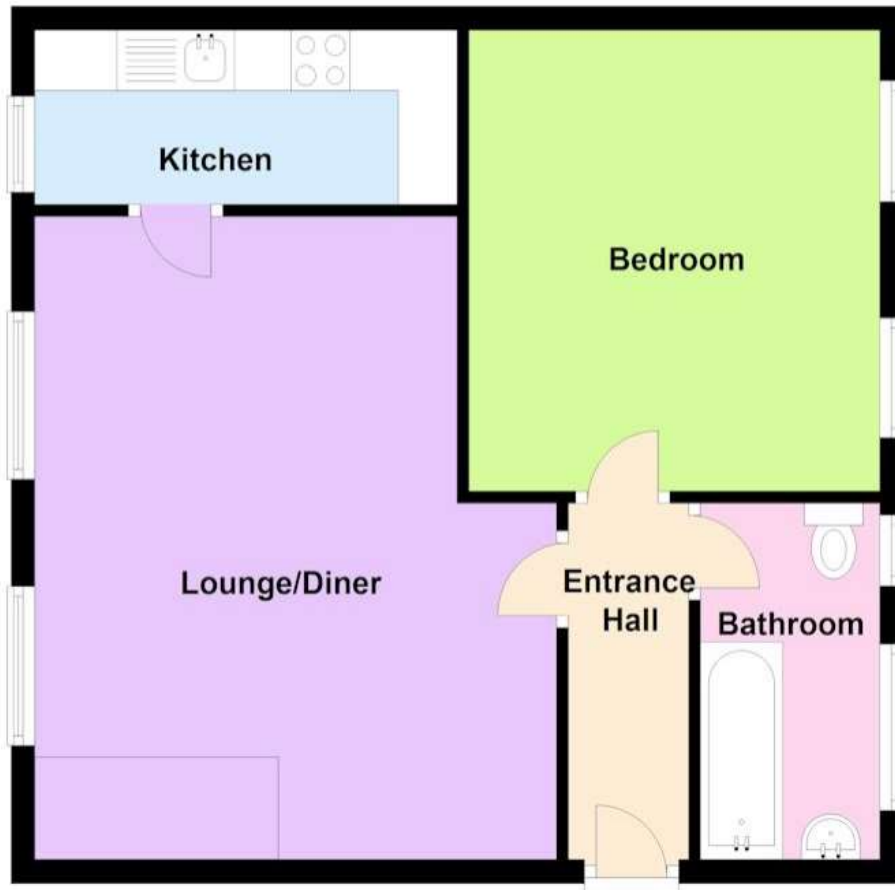
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.



Ground Floor



Energy performance certificate (EPC)

Current EPC Rating	Minimum EPC Rating	Maximum EPC Rating
C	C	C

Property type: Mid-floor flat
Total floor area: 29 square metres

Risks on letting the property

Properties can be let if they have a minimum energy rating of C.

Energy efficiency rating for this property

The property's energy efficiency rating is C, which is considered 'good'.

The graph shows the property's current energy efficiency rating (C) and the potential energy efficiency rating (A) if all recommended measures are implemented.

Properties are also given a grade. The higher the number, the more potential there is to improve the property's energy efficiency.

The average energy rating is C.