



**ALBERT PROMENADE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1RE**



Rent £ 850.00 P.C.M. exclusive

We are pleased to present this beautiful two bedroom mid-terraced house located on the popular road of Albert Promenade. Offering accommodation to include lounge, dining room, kitchen, two bedrooms, box room and family bathroom to the first floor. Gardens to the front and rear. On-street parking. The property sits within walking distance of Loughborough's town centre and has easy access to local community routes. Offered unfurnished with carpets and window coverings to all rooms. The property demands internal inspection to avoid missing out. Energy Rating: C. Council Tax Band B. There is a holding deposit of £190.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £980.00 will be required, along with the first month's 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:

LOUNGE: 3.76m x 3.4m (12' 4" x 11' 2") UPVC double-glazed walk-in bay window to the front elevation. Ceiling light point. Central heating radiator. Feature ornamental fireplace. Coving to ceiling. Picture rail. Door through to: -

DINING ROOM: 3.76m x 3.71m (12' 4" x 12' 2") Staircase rising off to the first floor accommodation. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Door through to: -

KITCHEN: 4.24m x 2.01m (13' 11" x 6' 7") Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer and mix tap over. Four ring gas hob with oven under and extractor hood over. Space and plumbing for washing machine, fridge and separate freezer. Two UPVC double-glazed windows to the side elevation and further obscure UPVC double-glazed door to the side. Ceiling strip light. Central heating radiator.

LANDING: Heating radiator. Doors through to: -

BEDROOM ONE: 3.76m x 3.4m (12' 4" x 11' 2") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Feature ornamental fireplace.

BEDROOM TWO: 3.73m x 2.85m (12' 3" x 9' 4") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Feature ornamental fireplace. Over stair storage cupboard.

BOX ROOM: Ceiling light point. Obscure UPVC double-glazed window to the side elevation.

BATHROOM: Comprises of a three piece suite to include a 'P' shaped bath with shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Loft access hatch. Extractor fan. Storage cupboard housing the property's combination boiler and providing useful storage shelving.

OUTSIDE: Walkway leading to the front door and to the left hand side, there is a small courtyard garden, which has been laid to stone with timber fence. The rear garden has a brick/slabbed patio area to the immediate rear of the property and the rest of the garden is laid to low maintenance stoned area with access gate to the left hand corner, the garden being enclosed by a mixture of fencing and brick walling.



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.

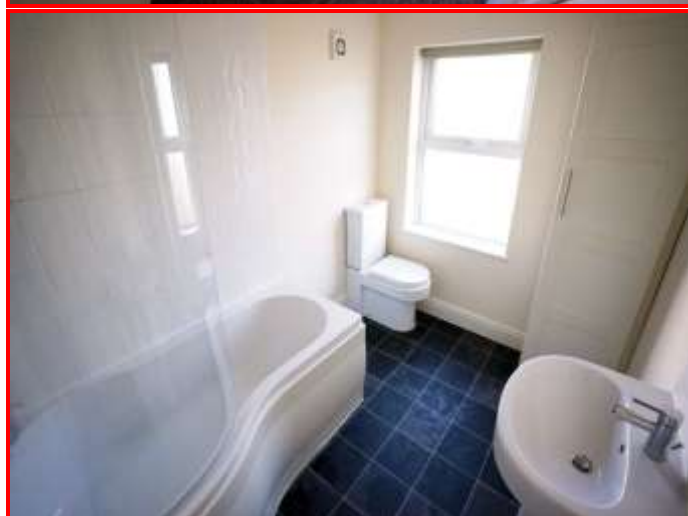
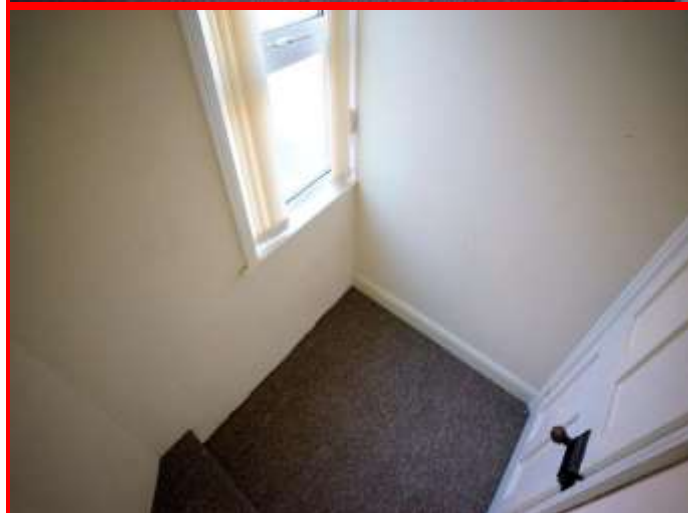
Ongoing rent is payable calendar monthly in advance by standing order.


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.



Energy Performance Certificate 

25, Albert Premises, LOUGHBOROUGH, LE11 1RE

Dwelling type: Mid-terrace house Reference number: 4598-820-4219-0407-0000
 Date of assessment: 18 August 2010 Type of assessment: Full EPC rating dwelling
 Date of certificate: 18 August 2010 Total floor area: 61 sq'

Use this document to:

- Compare current energy performance to see what properties are most energy efficient
- Find out how you can save energy and money by making improvement measures

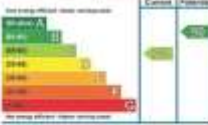
Estimated energy costs of dwelling for 3 years	£ 1,831
Over 3 years you could save	£ 987

Estimated energy costs of this house

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 1,425 over 3 years	£ 1,005 over 3 years	
Hot Water	£ 262 over 3 years	£ 251 over 3 years	
Totals	£ 1,831	£ 1,400	£ 431 over 3 years




These figures show how much the average householder would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by solar generation.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings per 3 years	Available with Green Deal
1. Insulate or external wall insulation	£4,000 - £14,000	£ 221	
2. Floor insulation	£80 - £1,200	£ 40	
3. Solar water heating	£4,000 - £8,000	£ 41	

See page 5 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you can take visit www.direct.gov.uk/energy or call 0800 121 024 (charges apply). The Green Deal will allow you to spread the cost of energy efficiency improvements to avoid top-up costs.

Ground Floor



First Floor

