

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



RENT £ 675.00 P.C.M. EXCLUSIVE

Available immediately, this ground floor flat situated on this purpose built complex within easy access to the University, hospital and town centre as well as travelling distance to the M1 motorway. The accommodation on offer includes entrance hall with two storage cupboards off, lounge with patio door overlooking the communal garden and a refitted kitchen with several white goods included. Main bedroom with built-in with furniture to include single and double wardrobe. Three piece family bathroom suite. Energy Rating C. There is a holding deposit of £155.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £775.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Council Tax Band A.

THINKING OF LETTING?

**For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: With ceiling light point. Timber effect laminate flooring. Two storage cupboards, one housing the pre-lagged immersion cylinder with slatted storage shelving and the other housing the fuse board and providing plenty of storage. Internal doors give access to: -

LOUNGE: 4.19m x 3.56m (13' 9" x 11' 8") Sliding double-glazed patio door to the rear elevation. Ceiling light point. Wall-mounted night storage heater. Door to: -

KITCHEN: 2.85m x 2.67m (9' 4" x 8' 9") Comprises of a range of base units with inset sink and side drainer. Space and plumbing for washing machine and electric oven. UPVC double-glazed window to the rear elevation. Ceiling light point.

BEDROOM: 3.84m x 2.77m (12' 7" x 9' 1") maximum x)UPVC double-glazed window to the rear elevation. Ceiling light point. Built-in double and single wardrobes with storage box over.

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

OUTSIDE: The property sits towards the top end of the purpose built complex and from the lounge, enjoys views over the communal lawn. The front of the property is adjacent to the top car park.

DIRECTIONS: 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 Food is on the left hand side, take the left hand turn into Burns Road and then left again into Knightthorpe Court where Number 16 can be located towards the rear of the development.



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.

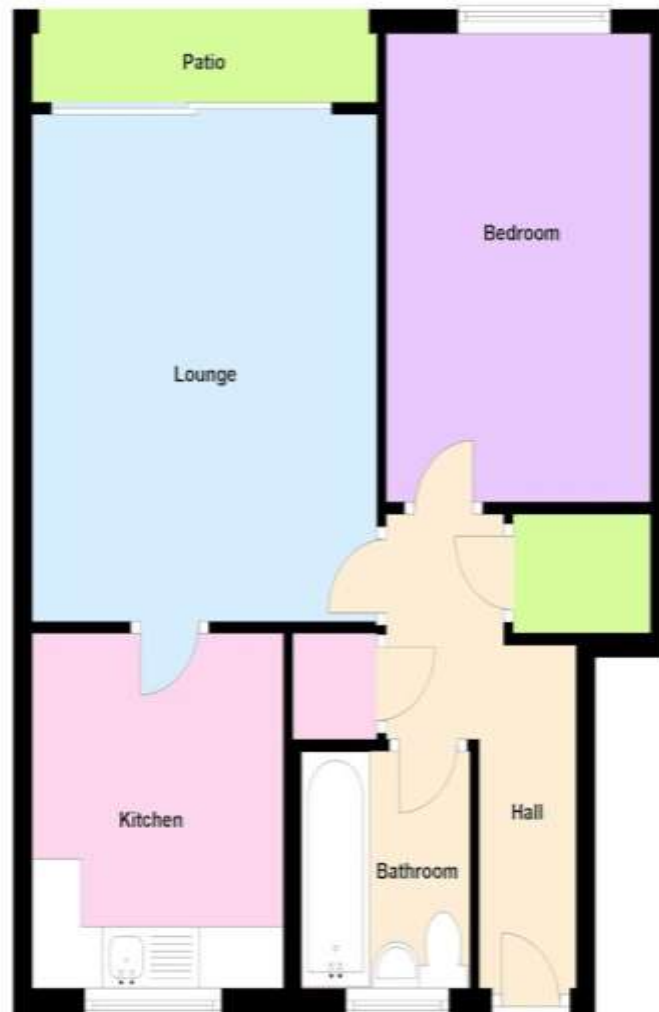


MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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. Please note, these details were produced in 2019 and are for illustrative purposes only.

Ground Floor Flat



Energy Performance Certificate		HM Government	
For 15 Kingsbridge Court, Broom Road, LONDON E9 6JH, LE10 0AP			
Building type	Ground floor flat	Reference number	0047 0000 7007 0000 0000
Date of assessment	08 December 2016	Type of assessment	Standard existing dwelling
Date of certificate	09 December 2016	Total floor area	40 m ²
Other data (documented):			
<ul style="list-style-type: none"> Separate metering arrangements do not affect the energy use figure or the energy efficiency Find out what you can do to save energy and money by following recommended measures 			
Estimated energy costs of building for 2 years		£ 1,428	
Over 5 years you could save		£ 561	
Estimated energy costs of this home			
	Standard costs	Improvement costs	Estimated future savings
Lighting	£ 108 over 2 years	£ 108 over 2 years	
Heating	£ 876 over 2 years	£ 108 over 2 years	
Hot Water	£ 444 over 2 years	£ 108 over 2 years	
Total	£ 1,428	£ 1,080	£ 348
<p>These figures show how much the average household would spend on this property for heating, lighting and hot water over a 2 year period on average, based on the following assumptions. The actual energy use for heating, lighting and hot water, and the actual energy costs, will vary depending on the weather, the way the property is used and the way the energy is used.</p>			
Energy Efficiency Rating			
<p>Standard (D) and Improved (C) ratings are shown. The rating is based on the energy efficiency of the building.</p>		<p>This graph shows the energy efficiency of your home. The higher the rating the more your home will save on energy bills.</p> <p>This potential rating shows the effect of installing the recommended measures on page 2.</p> <p>The average energy efficiency rating for a dwelling in England with this type of building is D.</p> <p>The EPC rating shows how much energy is used in the building. The lower the rating the less energy is used and the less it costs to run.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 5 years	Payback time (years)
1. Floor insulation (solid floor)	£0-200	£ 271	0.7
2. Hot water tank (new, sealed or hot water cylinder)	£10-150	£ 81	0.2
3. Draught proofing	£0-100	£ 13	0.0
<p>See page 3 for a list of recommended measures for this property.</p> <p>© Crown Copyright and the copyright of the information on this page is the property of HM Government. All rights reserved. No part of this publication may be reproduced without permission in writing from HM Government. The Crown Copyright is the property of HM Government.</p>			