



**FIRST FLOOR FLAT, LEICESTER ROAD,
MOUNTSORREL LEICESTERSHIRE, LE12 7AJ**



Rent £ 575.00 P.C.M. exclusive

A recently updated one bedroom flat set within the heart of Mountsorrel with recently refitted flooring. Offering accommodation to include ground floor kitchen. Lounge, bedroom, bathroom and separate W.C to the first floor. Shared rear garden. Parking spaces available in the vicinity off road. Located in close proximity to local shops and main routes. Council tax band A. Energy rate E. There is a holding deposit of £130 to secure the property if your application is successful. Prior start of the Tenancy the payment for first month rent and £530 as security deposit is required. Contact our office to have more information and book a viewing.

THINKING OF LETTING?

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

Residential Lettings

ACCOMMODATION:

KITCHEN: 9'6" x 6'7" (2.91m x 2.01m) with base units with inset stainless steel sink and side drainer with mixer tap over. Glazed window to the rear elevation. Ceiling light point and staircase rising off to the first floor accommodation.

LANDING: which has two ceiling light points. Internal doors giving access to:-

LOUNGE: 12'7" x 11' (3.84m x 3.72m) with uPVC double glazed window to the front elevation. Ceiling light point. Night storage heater. Over stair storage cupboard.

BEDROOM 1: 13'3" x 8'1" (4.06m x 2.48m) with uPVC double glazed window to the front elevation. Ceiling light point. Night storage heater.

SEPERATE W.C.: Obscure double glazed window to the rear elevation. Close coupled W.C. Wall mounted electric heater. Light point. Door giving access to the:-

BATHROOM: Two suite piece to include bath with electric shower over and wash hand basin. Obscure glazed window to the rear elevation. Ceiling light point. Wall mounted electric fan heater. Useful storage cupboard.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough. Telephone 01509 263151

COUNCIL TAX BAND: A

EPC: E

OUTSIDE: there is a shared garden in the back of the property with free use for the flats residents and commercial units.

DIRECTIONAL NOTE: From our office, proceed in direction sudest from Leicester Road to Barrow St/A6. At the roundabout take the 2nd exit and take the A6. After 1.9mi take the 3rd exit on Granite Way. At the roundabout take the 1st exit on Loughborough Road. Proceed un to the roundabout aver 0.5mi and proceed straight to stay on Loughborough Road. After 0.3mi you will find the property on your left hand side on Leicester Road.



RESTRICTIONS:

No Smokers, 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.

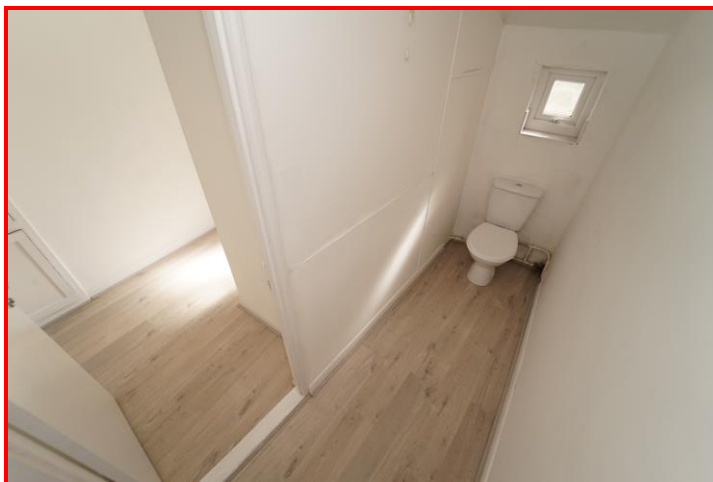
THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first month rent will be required. This payment must be by bankers draft, pre-printed building 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.

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: 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. This details were prepared on the 4th July 2024.





Energy performance certificate (EPC)

81, Leicester Road
Mountsonel
LOUGHBOROUGH
LE12 7AJ

Energy rating
E

Valid until: 9 February 2030
Certificate number: 8400-3016-7922-9707-0903

Property type
Ground-floor flat

Total floor area
47 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)