EDWARDS
SALES AND LETTINGS

Oakham Close

Loughborough, LE11 5UD

£475 pcm

Property Features

- ONE DOUBLE BEDROOM
- 15FT LOUNGE DINER
- 10FT KITCHEN
- COOKER AND FRIDGE FREEZER INCLUDED
- BATHROOM WITH THREE PIECE SUITE
- COMMUNAL PARKING
- AVAILABLE IMMEDIATELY

Full Description

* AVAILABLE IMMEDIATELY * This ONE DOUBLE BEDROOM apartment comprises 15FT LOUNGE DINER, 10FT KITCHEN with cooker and fridge freezer included, and BATHROOM with three piece suite. Outside there is COMMUNAL PARKING and nearby are ROBERT BAKEWELL PRIMARY SCHOOL and a range of amenities including Morrisons, GP surgery and MacDonalds.

ENTRANCE HALL
Door into entrance hall with three storage cupboards and door to all connecting rooms.

KITCHEN
10' 7" x 8' 7" max. (3.23m x 2.62m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, electric cooker included, fridge freezer included, under-counter space for appliance, radiator and PVCu double glazed window.

LOUNGE DINER
15' 0" x 10' 11" (4.57m x 3.33m)
PVCu double glazed window, electric fire and radiator.

BEDROOM
11' 9" x 10' 2" (3.58m x 3.1m)
PVCu double glazed window, radiator and built in storage cupboard.

BATHROOM
Fitted with a three piece suite comprising low flush w.c., pedestal wash hand basin and bath with electric shower over, radiator and PVCu double glazed window.

OUTSIDE
There is communal parking.

GENERAL NOTES
Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Internal photographs

It should not be assumed that items shown in our photographs are included in the let of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

HOLDING DEPOSIT
One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

SECURITY DEPOSIT
Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

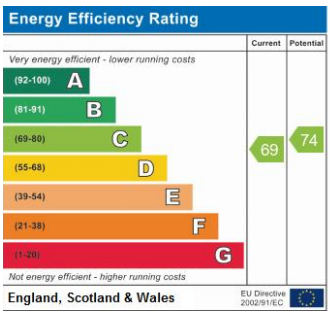
LOST KEYS
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

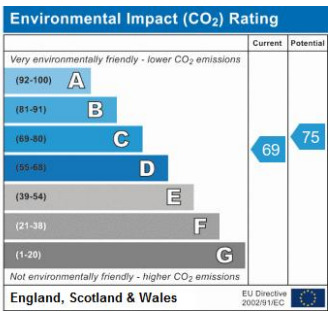
VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements