



**Cliff Avenue**  
Loughborough, LE11 5HH

**£600 pcm**

# Property Features

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- VIDEO TOUR AVAILABLE
- TWO BEDROOMS
- LIVING/KITCHEN/DINER
- RECENTLY REDECORATED THROUGHOUT
- FAMILY BATHROOM
- TWO ALLOCATED SPACES
- GAS CENTRAL HEATING
- PVCu DOUBLE GLAZED THROUGHOUT

## Full Description

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**\*VIDEO TOUR AVAILABLE\*** This SPACIOUS, TWO BEDROOM, first floor flat with its own private entry is available immediately. Internally there is a LIVING/KITCHEN/DINER, modern white bathroom and TWO BEDROOMS, all having been recently redecorated. Outside the property are TWO ALLOCATED parking spaces. Situated in an excellent location with commuter links and everything you need nearby.

### ENTRANCE HALL

Front door into entrance and stairs up to first floor accommodation with doors to all connecting rooms.

### BEDROOM ONE

12' 08" x 8' 11" (3.86m x 2.72m)

PVCu double glazed window to the front elevation and radiator.

### BEDROOM TWO

12' 08" x 7' 03" (3.86m x 2.21m)

PVCu double glazed window to the front elevation and radiator.

### KITCHEN/LOUNGE/DINER

19' 06 (MAX)" x 11' 05 (MAX)" (5.94m x 3.48m)

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood and PVCu double glazed window to the rear elevation. Lounge dining area has radiator and PVCu double glazed window to the rear elevation.





## FAMILY BATHROOM

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin, bath with shower over and radiator.

## OUTSIDE

Outside the property are the two allocated parking spaces.

## Viewing Arrangements

Please contact Clare, Ben or Katie 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



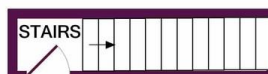
other persons requiring keys will be charged to the tenant.

#### 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.



ENTRANCE FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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