



Manor Gardens Close
Loughborough, LE11 1DL

£725 pcm

Property Features

- TWO DOUBLE BEDROOMS
- MASTER EN SUITE
- BATHROOM
- OPEN PLAN LIVING DINING KITCHEN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRAIN STATION



Full Description

Decorated in neutral tones and IMMACULATE THROUGHOUT this LOVELY HOME boasts TWO DOUBLE BEDROOMS, MASTER EN SUITE, OPEN PLAN LIVING/DINING KITCHEN and a further SPACIOUS BATHROOM. Set within a WELL MANAGED COMPLEX with SECURE GATED PARKING and ALLOCATED SPACE, this delightful TOWN CENTRE APARTMENT, only a few minutes walk from the train station, will appeal to those seeking a STYLISH, spacious, EASY TO MANAGE HOME in the MOST CONVENIENT OF LOCATIONS.

ENTRANCE

Door into hallway with electric heater and doors to all connecting rooms.

LIVING DINING KITCHEN

24' 0" x 13' 08" (7.32m x 4.17m)

Kitchen area:

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in ceramic hob, overhead extractor hood, fridge freezer included, under-counter washing machine included, electric heater, down lights and PVCu double glazed window.

Living dining area:

Electric heater and PVCu double glazed French doors leading to Juliet balcony.

BEDROOM ONE

13' 06" (MAX) x 9' 02" (4.11m x 2.79m)

PVCu double glazed window, electric heater, built in wardrobes and door into en suite. Bed frame and mattress included.



EN SUITE

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and shower cubicle, tiled flooring and electric heater.

BEDROOM TWO

9' 05" x 9' 03" (2.87m x 2.82m)

PVCu double glazed window and electric heater. Hanging rail and chair included.

BATHROOM

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

OUTSIDE

In the secure car park is 1 allocated space.

GENERAL NOTES

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

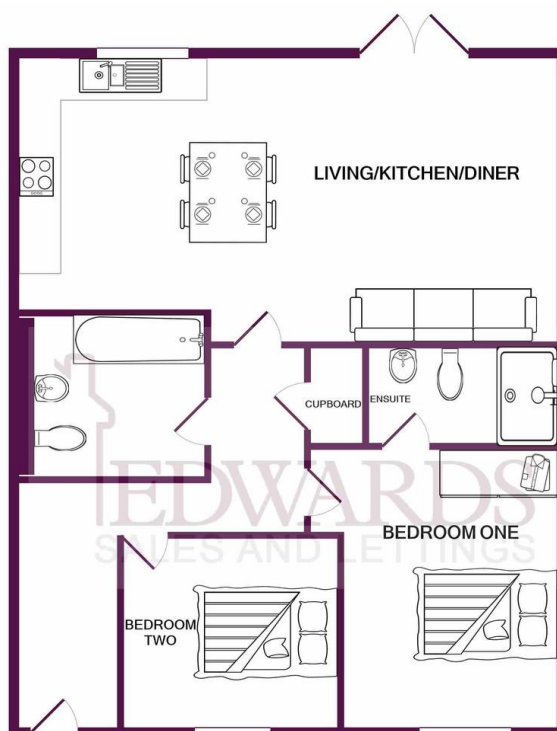
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

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.



TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

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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