



Albert Street
Loughborough, LE11 2DW

£725 pcm

Property Features

- TWO BEDROOMS
- DOWNSTAIRS BATHROOM
- LOW MAINTENANCE REAR GARDEN
- LIVING ROOM
- KITCHEN
- ON-STREET PARKING (PERMIT NEEDED)

Full Description

This is a DELIGHTFUL TWO BEDROOM property which is TASTEFULLY DECORATED and PRESENTED TO A HIGH STANDARD. Downstairs there is a LIVING ROOM which leads into the KITCHEN. At the back is a lobby and DOWNSTAIRS BATHROOM. Outside at the back is a LOW MAINTENANCE REAR GARDEN. Upstairs are TWO BEDROOMS. If you're looking for somewhere with ON-STREET PARKING (PERMIT NEEDED) and literally ON THE EDGE OF THE TOWN CENTRE, then this is the place for you!

ENTRANCE

Door into living room.

LIVING ROOM

12' 5" x 10' 6" (3.78m x 3.2m)

PVCu double glazed window with wooden shutters to front elevation, radiator, built in storage unit, wood laminate flooring and door into kitchen.

KITCHEN

10' 5" x 9' 11" (3.18m x 3.02m)

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, stainless steel extractor hood, under-counter space and plumbing for washing machine and tumble dryer, wall-mounted boiler, feature radiator, continuation of wood laminate flooring, PVCu double glazed window to rear elevation and opening into lobby.

LOBBY

Door into bathroom and external door to side elevation.



BATHROOM

Fitted with a modern three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over, partially tiled walls, ladder radiator and PVCu double glazed window to side elevation.

LANDING

Doors to both bedrooms.

BEDROOM ONE

13' 7" x 12' 5" (4.14m x 3.78m)

PVCu double glazed to front elevation, decorative Victorian fireplace, large double wardrobe and radiator.

BEDROOM TWO

10' 6" x 9' 11" (3.2m x 3.02m)

PVCu double glazed window to rear elevation, radiator and built in cupboard over the stairs.

OUTSIDE

To the rear of the property is a courtyard garden with paved patio and pathway, artificial grass area, wooden seating at the bottom, all enclosed by wooden fencing and brick walls. The property falls within a regulated parking permit scheme for the benefit of residents. Further details can be found at [Residents' parking - Charnwood Borough Council](#)

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz 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.

