EDWARDS
SALES AND LETTINGS

Wards End

Loughborough, LE11 3HA

£475 pcm

Property Features

- TWO BEDROOM DUPLEX
- UPSTAIRS BEDROOM
- EN SUITE W.C AND WALK IN WARDROBE
- 21FT LIVING DINING KITCHEN
- DOWNSTAIRS BEDROOM
- TOWN CENTRE LOCATION

Full Description

This TWO BEDROOM DUPLEX in THE HEART OF THE TOWN offers PLENTY OF SPACE. Benefitting from a GENEROUS 21'6" living/kitchen/diner, UPSTAIRS BEDROOM with walk-in wardrobe and w.c, DOWNSTAIRS BEDROOM and shower room.

ENTRANCE HALL
Door leading into entrance hall with doors to the shower room and living/kitchen/diner.

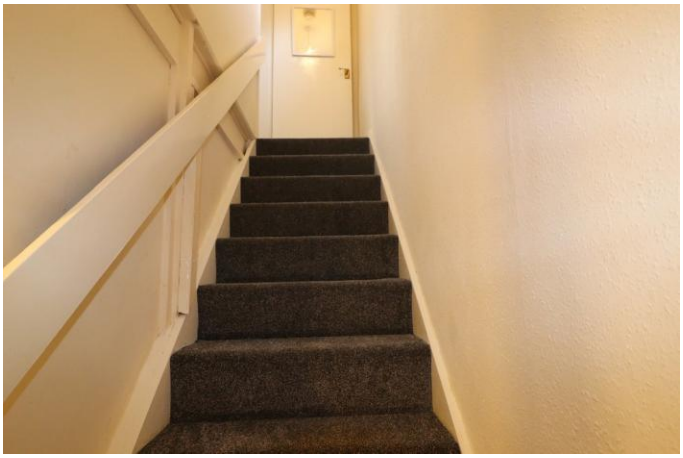
LIVING/KITCHEN/DINER
21' 6" x 9' 0max" (6.55m x 2.74m)
Fitted with a range of base and drawer units with laminate work surfaces, stainless steel sink drainer, under counter fridge, electric cooker, microwave, space and plumbing for a washing machine, window to the side elevation and door leading to the rear hallway.

SHOWER ROOM
7' 1" x 4' 2" (2.16m x 1.27m)
Fitted with a three-piece suite comprising shower cubicle with shower, close-coupled w.c and pedestal wash basin.

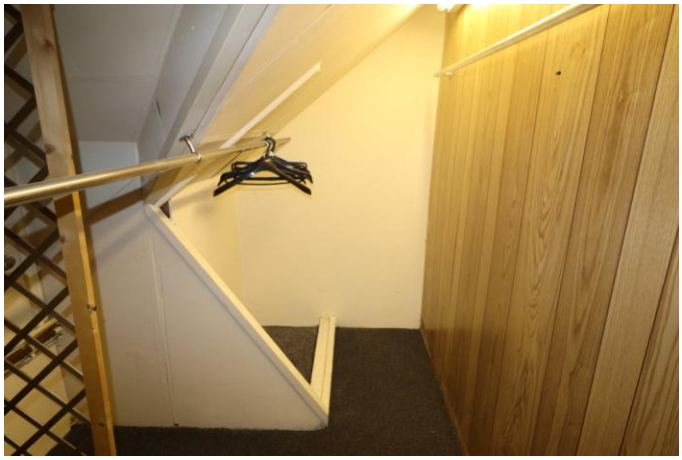
HALLWAY
With a door to the rear elevation, door to the second bedroom and stairs to the first floor.

BEDROOM TWO
9' 0" x 7' 11" (2.74m x 2.41m)
Window to the rear elevation.

FIRST FLOOR



BEDROOM ONE
13' 4" x 7' 11" (4.06m x 2.41m)
Window to the side elevation, window over-looking the stairway, walk-in wardrobe and door to the w.c.



WC
With a close-coupled w.c, pedestal wash basin and skylight window.

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.

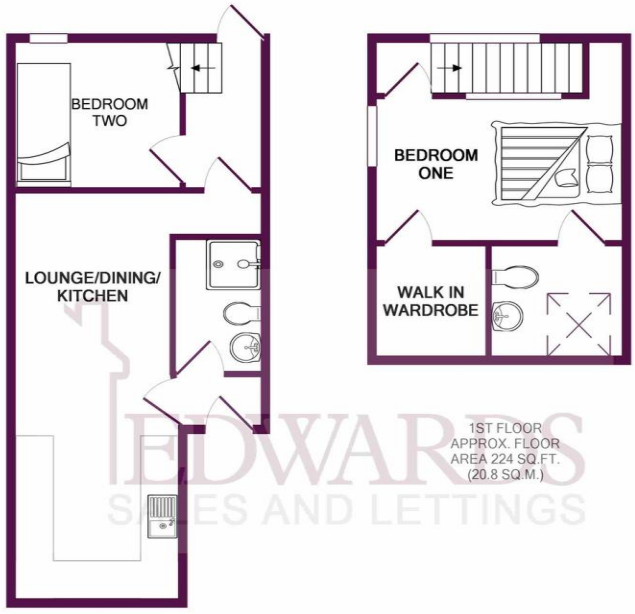
SECURITY DEPOSIT
Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

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.



GROUND FLOOR APPROX. FLOOR AREA 353 SQ.FT. (32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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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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