



**Hume Street**  
Loughborough, LE11 1AT

**£495 pcm**

# Property Features

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- GROUND FLOOR FLAT
- PVCu DOUBLE GLAZING
- KITCHEN
- LOUNGE
- BEDROOM
- BATHROOM
- OFF-STREET PARKING

## Full Description

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This is a GREAT LITTLE GROUND FLOOR FLAT close to the town centre that has just been REFURBISHED TO A HIGH STANDARD! There is a good sized KITCHEN, a DUAL ASPECT LOUNGE with a door out to a SMALL BALCONY, plus the BEDROOM which has PLENTY OF BUILT IN WARDROBE SPACE. And a BATHROOM with a WHITE SUITE. This won't be around for long, so make sure you book your viewing today!

### ENTRANCE HALL

11' 1" x 5' 2" (3.38m x 1.57m)

Door into entrance hall with radiator, storage cupboard, boiler cupboard and doors to all connecting rooms.

### KITCHEN

11' 0" x 7' 2" (3.35m x 2.18m)

Fitted with a 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, washing machine and fridge freezer included, radiator and PVCu double glazed window.

### LOUNGE

15' 5" x 11' 0" (4.7m x 3.35m)

Two PVCu double glazed windows, radiator, TV wall bracket and external PVCu double glazed door leading out into the balcony.

### BEDROOM

11' 8" x 11' 0" (3.56m x 3.35m)

PVCu double glazed window, built in wardrobes and radiator.

### BATHROOM

Fitted with a three piece suite comprising low flush w.c.,



pedestal wash hand basin and bath with shower screen and shower over, chrome ladder radiator and PVCu double glazed window.

## OUTSIDE

There is a communal parking area adjacent to the block of flats.

## 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.

