



ROCKINGHAM ROAD LOUGHBOROUGH, LE11 5UF

£550 PCM

* VIDEO TOUR AVAILABLE * This SPACIOUS, ONE BEDROOM, first floor flat is available immediately. Internally there is a LARGE LOUNGE, modern fitted kitchen with oven, hob and fridge freezer, modern white bathroom and double bedroom with BUILT IN WARDROBE. A BONUS is the STORAGE on offer with a LARGE WALK IN CUPBOARD and two further built in storage cupboards.

 EDWARDS
SALES AND LETTINGS

ROCKINGHAM ROAD

VIDEO TOUR AVAILABLE | ONE DOUBLE
BEDROOM | 14'10 LARGE LOUNGE |
| MODERN FITTED KITCHEN | MODERN
WHITE BATHROOM | PLENTY OF
STORAGE |



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ENTRANCE HALL

Door into entrance hall with doors to all connecting rooms, large walk-in storage cupboard and further built in cupboard.

WALK-IN STORAGE CUPBOARD

5' 11" x 3' 7" (1.8m x 1.09m) Housing boiler and providing plenty of storage/utility area.

KITCHEN

11' 0" x 8' 8" (3.35m x 2.64m) 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, fridge freezer included, built in storage cupboards/pantry, radiator and PVCu double glazed window.

LOUNGE

14' 10" x 10' 11" (4.52m x 3.33m) PVCu double glazed window and radiator.

BEDROOM

11' 10" x 10' 0" (3.61m x 3.05m) PVCu double glazed window, radiator and built in wardrobe.

BATHROOM

7' 0" x 6' 0" max. (2.13m x 1.83m) Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over and shower screen, radiator, fully tiled walls and PVCu double glazed window.

OUTSIDE

There is a communal car park for residents and visitors.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

It should not be assumed that items shown in our photographs are included in the let of the property.

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.

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.

ROCKINGHAM ROAD



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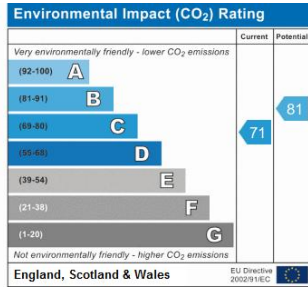
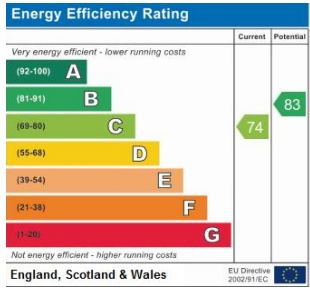
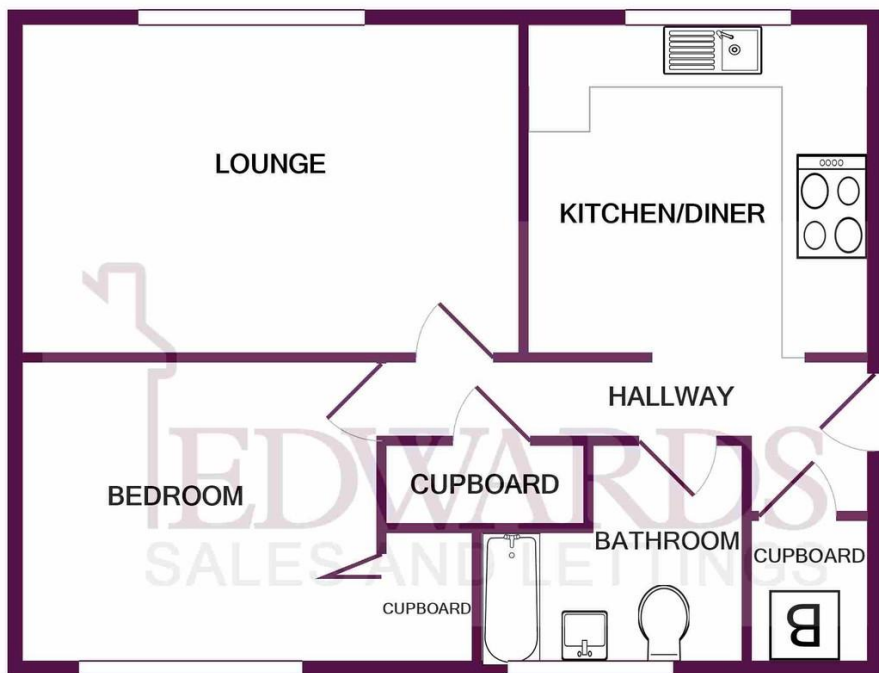
ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Leasehold



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 particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements