

# > Andrew CHELL

## PREMIER HOMES FOR STUDENTS

### LOUGHBOROUGH STUDENT HOUSE AVAILABILITY

- ▶ **All inclusive** from **£79** per week – no bills to pay
- ▶ **No** signing fee, **nothing** to pay until July
- ▶ **EMLAS landlord** – the most reliable choice

	Bathrooms	All inclusive per week	Availability 2012-2013
<b>3 bedroom houses</b>			
▶ 113 Leopold Street	1	£ 79 all inc.	01-Jul-12
▶ 113 Paget Street	1	£ 79 all inc.	<b>NOW BOOKED</b>
<b>4 bedroom houses</b>			
▶ 127 Paget Street	1	£ 79 all inc.	01-Jul-12
▶ 86 Station Street	1	£ 79 all inc.	01-Jul-12
<b>5 bedroom houses</b>			
▶ 1 Burleigh Road	2	£ 87 all inc.	01-Jul-12
▶ 27 Heathcoat Street	2	£ 83 all inc.	01-Jul-12
▶ 5 Leopold Street	3	£ 79 all inc.	01-Jul-12
▶ 7 Leopold Street	2	£ 79 all inc.	01-Jul-12
▶ 81 Leopold Street	2	£ 79 all inc.	01-Jul-12
▶ 134 Leopold Street	2	£ 85 all inc.	<b>NOW BOOKED</b>
▶ 35 Paget Street	2	£ 79 all inc.	01-Jul-12
▶ 82 Station Street	2	£ 81 all inc.	01-Jul-12
<b>6 bedroom houses</b>			
▶ 13 Bampton Street	3	£ 89 all inc.	01-Jul-12
▶ 11 Burleigh Road	3	£ 87 all inc.	01-Jul-12
▶ 12 Leopold Street	2	£ 79 all inc.	01-Jul-12
▶ 71 William Street	3	£ 89 all inc.	01-Jul-12

- ▶ To confirm your reservation for one of my houses I do ask you to sign a tenancy agreement (52 weeks).
- ▶ At the start of the tenancy (1<sup>st</sup> July 2012) there is a returnable security deposit of £ 250 per tenant to pay.
- ▶ **All inclusive package** - I operate a budgeted allowance scheme which is included in the rent to cover the cost of Water Rates and TV Licence along with all the bills for electricity, gas, media and communications you use during your tenancy.



[www.andrewchell.com](http://www.andrewchell.com)

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## PREMIER HOMES FOR STUDENTS

### THE MOST AMAZING HOMES FOR NEXT YEAR



**I am a private landlord with a handful of the most amazing homes in the very best locations; just a few minutes walk from campus and town centre.**

Private landlord means I let my houses directly, rather than through a letting agent, so you get to deal with me, the person that owns the house. There is no signing-up fee, nothing to pay until July.

I'm an Accredited Landlord through the East Midlands Landlord Accreditation Scheme. By selecting an EMLAS landlord, you take the risk out of choosing a property. I have joined the scheme on an entirely voluntary basis because I believe I am the best in the business and can be relied upon to make your experience as a tenant as enjoyable as possible.

I'd also like to think of myself as the founding member of a new generation of professional student landlords. I care passionately about the standard of accommodation and level of service I provide. And of course - as the owner of the house - nobody could be more interested in making sure you are happy tenants and that your house is in tip-top condition.

Students are professionals-in-waiting, so why should their housing requirements be any different? Why should students be happy with second rate? With this simple concept I started buying houses in the very best locations and I worked hard to make them the very best houses in the street. The emphasis is on providing a comfortable home rather than just somewhere to live.

The standard of renovation I achieve and quality of furniture and fittings in my houses is no less than I would want for myself. I know all my tenants individually by name and my dealings with each of them is much the same as I would hope to be dealt with myself.

Premier homes for professional students. It's not that complicated; live as you would want to live, do as you would be done by.

**Want a superbly comfortable home rather than just somewhere to live?**  
**Be the envy of your friends. Don't miss out... book early for next year.**



Good Landlords - Good Homes

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WHEN ONLY THE VERY BEST WILL DO



- ▶ **All inclusive** package – no bills to pay
- ▶ **No** signing fee, **nothing** to pay until July
- ▶ **EMLAS landlord** - the most reliable choice
- ▶ Seriously **comfy double beds** in all rooms
- ▶ Network point for **broadband** in all rooms
- ▶ Digital **TV point** in all rooms
- ▶ **MUL-T-LOCK high security** door locks
- ▶ **Double glazed** for warmth & security
- ▶ **Premium kitchen** with stainless steel oven & hob, dishwasher, washing machine, tumble dryer, fridge & freezer
- ▶ Multiple **white bathrooms** with bath and / or shower, basin & loo
- ▶ **Freshly decorated** & deep-cleaned throughout
- ▶ All matching **solid pine** bedroom furniture
- ▶ **Leather sofas** & premium living room furniture with **HD LCD TV**
- ▶ **Super-efficient** condensing combi boiler for 24 / 7 hot water and timed heating
- ▶ **Henry vacuum** & other cleaning tools
- ▶ **Latest fire detection** system
- ▶ **Certificates** for gas safety & electrical
- ▶ **Zero maintenance** garden with pub style picnic bench & lockable bike shed
- ▶ **Full management service** for utilities, maintenance, gardens & windows

### Premier homes, premier location...

When you're looking for somewhere to live there are just three rules; **location, location, location.**

In Loughborough, location means an area known as the Golden Triangle, it's seriously premier league, exactly halfway between campus and town centre, and less than 10 minutes walk from each.

All my houses are in the Golden Triangle, buzzing with student life, definitely the place to be.

- ▶ Bampton Street
- ▶ Burleigh Road
- ▶ Heathcoat Street
- ▶ William Street
- ▶ Leopold Street
- ▶ Paget Street
- ▶ Station Street



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