

> Andrew CHELL

PREMIER HOMES FOR STUDENTS

11 BURLEIGH ROAD • LOUGHBOROUGH • LE11 3BA



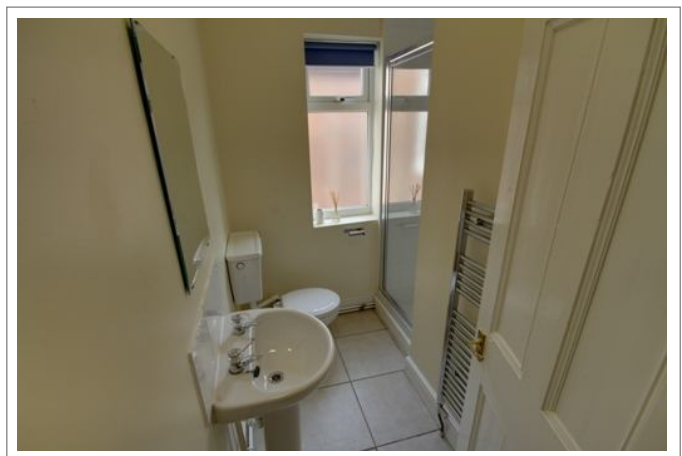
6 huge double bedrooms at £87 per week all inclusive

- ▶ The very best location - close to campus & town centre - this is a rare opportunity to live in a truly amazing house.
- ▶ Superb dining kitchen, comfortable living room, 6 huge double bedrooms & 3 bathrooms.
- ▶ The enclosed south-facing garden is perfect for BBQs; there is a pub style picnic bench, trees & shrubs plus a lockable bike storage shed.
- ▶ Exclusive use of private lockable alleyway provides added security.

Premier houses, premier location... When you're a student 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 University Campus and town centre - less than 10 minutes walk from each. All my houses are in the Golden Triangle - buzzing with student life - definitely the place to be.

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 fee and there is **nothing** to pay until July. To confirm your reservation for a house I do ask you to sign a tenancy agreement and at the start of the tenancy there is a returnable security deposit of £250 per tenant to pay.

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

www.andrewchell.com

m: 07769 684800 t: 01509 768986 e: andrew@andrewchell.com



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6 huge double bedrooms at £87 per week all inclusive

- ▶ 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 dining kitchen** with stainless steel oven & hob, dishwasher, washing machine, tumble dryer & fridge-freezer
- ▶ **Three white bathrooms** - two with shower, basin and loo plus one with shower only
- ▶ Separate **downstairs loo** and full size basin
- ▶ **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 & 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
- ▶ **Private lockable alleyway** provides added security
- ▶ **Full management service** for utilities, maintenance, gardens & windows



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.

Address: 11, Burleigh Road, , LOUGHBOROUGH, LE11 3BA
RRN: 8270-6221-8170-5062-1926

Energy Efficiency Rating	Current		Potential
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	59	67	
	EU Directive 2002/91/EC		

Environmental Impact (CO2) Rating	Current		Potential
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(12 plus) A			
(11-11) B			
(9-10) C			
(5-8) D			
(3-4) E			
(1-3) F			
(1-2) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales	51	60	
	EU Directive 2002/91/EC		



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