

> Andrew CHELL

PREMIER HOMES FOR STUDENTS

12 LEOPOLD STREET • LOUGHBOROUGH • LE11 5DL



6 large double bedrooms at £79 per week all inclusive

- ▶ An excellent position in the highly sought Golden Triangle area - close to campus & town centre - this is a rare opportunity to live in a very stylish house.
- ▶ Well equipped kitchen, comfortable living room, 6 large double bedrooms, 2 bathrooms & laundry room.
- ▶ The enclosed south-facing garden is perfect for BBQs; there is a pub style picnic bench and a lockable bike storage shed.

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 large double bedrooms at £79 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 kitchen** with stainless steel oven & hob, dishwasher & two fridges
- ▶ **Laundry room** in the basement with washing machine, tumble dryer & freezer
- ▶ **Two white bathrooms** – each with bath and / or shower, basin and 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 & 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



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Address: 12, Leopold Street, , LOUGHBOROUGH, LE11 5DL
RRN: 8260-6921-7330-5986-4996

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.

Energy Efficiency Rating	Current		Potential	
	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	EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating	Current		Potential	
	Current	Potential	Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO2 emissions				
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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