

> Andrew CHELL

PREMIER HOMES FOR STUDENTS

12 Leopold Street, Loughborough LE11 5DL



6 large double bedrooms at £79 per week

- NO signing-up fee, NO deposit to pay until July
- NETWORK point for BROADBAND in all rooms
- Digital & terrestrial TV point in every room
- MUL-T-LOCK high SECURITY door locks & keys
- Windows DOUBLE glazed
- NEW kitchen with stainless steel appliances, washing machine, fridge and freezer
- Two NEW white bathrooms each with bath and / or shower, basin and loo
- NEW carpets and freshly decorated throughout
- Solid pine bedroom furniture with double beds & premium mattresses
- Leather sofas and IKEA furniture in living room with digital & terrestrial TV point
- EFFICIENT gas combi boiler for 24 / 7 hot water and TIMED central heating – VERY ECONOMICAL
- Henry vacuum cleaner and other cleaning tools
- Latest FIRE detection system hard wired to mains power
- Landlord's certificates for gas safety and electricity
- Zero maintenance garden with pub style picnic bench & lockable bike shed
- Full management service inc. gardens / windows

Occupying an excellent position in the highly sought Golden Triangle area this is a rare opportunity to live in a very stylish house. Refurbished to a very high standard, this traditionally constructed bay fronted Victorian terraced house offers gas central heating and comprises on the ground floor: storm porch, entrance hall, large double-bedded study bedroom, bathroom with three-piece suite in white comprising bath (with shower over), basin and loo. Corridor leads to fully fitted kitchen, through to living room and a further large double-bedded study bedroom. Staircase from the entrance hall leads to the first floor where there is a large double-bedded study bedroom, two double-bedded study bedrooms and a bathroom with three-piece suite in white comprising shower, basin and loo. On the second floor a sixth very large double-bedded study bedroom is accessed by its own staircase. Outside is a lockable bike storage shed and south facing, enclosed, zero maintenance garden with a pub style picnic bench.

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.

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 application or tenancy fee. 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.

www.andrewchell.com

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