

113 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



3 big double bedrooms

£88 per week rent 2020-2021

NO BILLS TO PAY!*

Add £10 per week all inclusive

Total all inclusive £98 per week / £5,096 for the contract

Modern well-equipped kitchen, comfy living room with leather sofas & 37" LED HD TV, 3 big double bedrooms, bathroom and separate laundry room.

Wonderful location in the highly-desirable Golden Triangle area - close to campus & town centre - this is an exceptional opportunity to live in a very popular house.

The enclosed zero maintenance garden is perfect for BBQs; there is a pub style picnic bench, shrubs and hedge plus a lockable outbuilding / boiler-house for extra storage, together with a lockable bike storage shed.

PIR security lights in alleyway and back door / garden area for added peace of mind.

Google 5.0 ★★★★★ | Facebook 4.8 out of 5



www.andrewchell.com

66 Ashby Road : Loughborough : LE11 3AE

m: 07769 684800 t: 01509 552814 e: andrew@andrewchell.com

113 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



A cosy home from home

- Big rooms with luxury double beds
- All matching solid pine bedroom furniture; large desks
- Network & digital TV point in all rooms
- New leather sofas & modern living room furniture
- 37" LED HD TV with Freeview
- Premium kitchen with stainless steel oven & hob, dishwasher & fridge
- Separate laundry room in the basement with washing machine, tumble dryer, fridge & freezer
- A sparkling white bathroom with bath, separate shower, basin and loo
- Freshly decorated & professionally cleaned throughout
- Energy efficient; thoroughly insulated
- 24 / 7 unlimited hot water
- Garden with pub style picnic bench
- Lockable bike shed
- Henry vacuum & other cleaning tools



Made with Metropix 62012

All-inclusive package

A budgeted allowance scheme is included in the rent to cover the cost of Water Rates and TV Licence along with all the bills for electricity, gas, broadband internet, digital TV and phone services you use during your tenancy.

Any unused allowance of the electricity and gas budget is refunded.

Address: 113, Leopold Street, LOUGHBOROUGH, LE11 5DW
RRN: 0272-2896-6316-9990-8481

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	70	64	69
<p>Very environmentally friendly - lower CO2 emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO2 emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

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Flexible easy-payment plans for deposit and rent: 2020 - 2021

Total all-inclusive £98 per week / £5,096 for the contract

NO BILLS TO PAY!*

Payment summary (per housemate)

○ Deposit £250 is payable with first instalment of rent at the start of the tenancy.

<u>Rent / week</u>	<u>All inc. / week</u>	<u>Total / week</u>	<u>Total contract</u>
£88	£10	£98	£5,096

Default contract payment plan (per housemate)

○ Quarterly in advance (by default) on 1st July 2020, 1st October 2020, 1st January 2021 and 1st April 2021.

○ NB: Actual payment dates for 2nd, 3rd and 4th instalments can coincide with termly student loan dates.

<u>Rent Q1</u>	<u>Rent Q2/Q3/Q4</u>	<u>Total rent</u>
£1,274	£1,274	£5,096

○ Deposit £250 and first instalment of rent £1,274 can be combined as one payment = £1,524 on or before 1st July 2020.

Monthly payment plan (per housemate)

○ Monthly in advance on 1st of each month commencing 1st July 2020.

<u>Rent M1</u>	<u>Rent M2 to M12</u>	<u>Total rent</u>
£421	£425	£5,096

○ Deposit £250 and first instalment of rent £421 can be combined as one payment = £671 on or before 1st July 2020.

First quarter offset payment plan (per housemate)

○ Quarterly in advance (by default) on 1st July 2020, 1st October 2020, 1st January 2021 and 1st April 2021.

○ NB: Actual payment dates for 2nd, 3rd and 4th instalments can coincide with termly student loan dates.

<u>Rent Q1</u>	<u>Rent Q2/Q3/Q4</u>	<u>Total rent</u>
£248	£1,616	£5,096

○ Deposit £250 and first instalment of rent £248 can be combined as one payment = £498 on or before 1st July 2020.

Security deposit

○ Deposit of £250 per tenant is payable with first instalment of rent at the start of the tenancy.

○ The deposit will be protected under one of the Government-authorised tenancy deposit protection schemes; statutory details of the relevant scheme will be provided.

○ Deposit will be refunded at the end of the tenancy subject to any previously agreed deductions per AST Agreement.

Method of payment

○ Choose a Payment Plan from one of the above.

○ Doesn't have to be the same Payment Plan for all housemates.

○ Pay by BACS online transfer or standing order.

○ Bank details in the AST Agreement.



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APPENDIX 1: ALL INCLUSIVE PACKAGE 2020-2021

NO BILLS TO PAY!*

The Rent includes the cost of Water Rates and TV Licence together with an allowance to budget for the cost of Electricity and Gas Supplies and Broadband Internet, Subscription TV and Phone Services used by the Tenant during the Term of the Tenancy, as more particularly set out below:

Water Rates: the cost of water supply and sewerage services is included in the Rent.

TV Licence: the cost of a TV Licence is included in the Rent.

Electricity and Gas Supplies: the Rent includes an allowance of £6.50 per Tenant per week (£338.00 per Tenant based on a 52-week Tenancy or pro-rata thereof) to budget for the cost of the electricity and gas used by the Tenant during the Term of the Tenancy.

The electricity and gas accounts are in the name of the Landlord and the Landlord pays the bills on behalf of the Tenant. The Landlord regularly researches the whole market for the most competitive tariff and switches to the best supplier. The Landlord can receive a discount for managing the accounts online (paperless billing); further discounts can be earned by the Landlord for selecting a dual-fuel account and choosing a monthly direct debit payment plan.

The allowance for electricity and gas has been set based on an estimated forecast of the unit cost of electricity and gas multiplied by a rolling annual average of actual historical kWh usage data in a typical multi-occupancy student house over recent years.

For more details about the combined cost of electricity and gas over recent years go to <http://www.andrewchell.com/faq.php#g8> and look at FAQ: What is a budgeted allowance scheme / Electricity and Gas Supplies.

It should be noted that the actual amount of bills will depend on the prevailing unit cost of electricity and gas and the actual kWh used by the Tenant during the Term of the Tenancy i.e. how long the central heating is programmed to come on etc..

Any unused portion of the allowance for electricity and gas will be refunded. Meter readings will be taken at the start of the Tenancy, quarterly and then final readings will be taken at the end of the Tenancy. To keep track of the budget, the Landlord will provide the Tenant with a copy of the quarterly bills showing the cost of electricity and gas used at the Property. At the end of the Tenancy, it is agreed that if the total cost of the gas and electricity used during the Term of the Tenancy is less than £6.50 per Tenant per week then the amount under is reimbursed to the Tenant (by the Landlord). It is also agreed that if the total cost of the gas and electricity used during the Term of the Tenancy is more than £6.50 per Tenant per week then the extra over amount is to be paid to the Landlord (by the Tenant).

This budgeted allowance scheme is very effective because the Tenant is in full control of electricity and gas usage. It also means that the Tenant only pays for the kWh used and encourages responsibility towards the environment by reducing CO₂ emissions.

Broadband Internet, Subscription TV and Phone Services ('the Media Services'); the collective Rent for all of the Tenants at the Property includes an allowance of £9.00 per week for the Property (£468.00 for the Property based on a 52-week Tenancy or pro-rata thereof) to budget for the cost of the Media Services used by the Tenant during the Term of the Tenancy. However, the Tenant must choose what Media Services are required, contact the service provider directly and open an account in the name of one of the Tenants. The Landlord will make a one-off payment or set up a standing order to credit the full amount of the Media Services allowance to the bank account of the Tenant who pays for the Media Services.

Virgin Media offers the fastest broadband internet download speed in Loughborough. For more details about the combined cost of Media Services go to <http://www.andrewchell.com/faq.php#g8> and look at FAQ: What is a budgeted allowance scheme / Broadband Internet, Subscription TV and Phone Services.

Go to <https://www.virginmedia.com/shop/broadband/students> to look at student contracts.

Or if you prefer to talk to an actual person, the Landlord has a good local contact at Virgin Media; Jason Brookes is based in Loughborough and can advise what contracts are available. Contact Jason Brookes on his mobile 07966 485198 or email jason.brookes@virginmedia.co.uk. FREE standard installation if you book with Jason Brookes saving £49.95.

Council Tax: the Rent does not include an allowance for the payment of Council Tax; however, full-time students, as defined by the Council Tax Regulations, are exempt from paying Council Tax.

Insurance for buildings and contents (owned by the Landlord): is the responsibility of the Landlord and there is no charge passed on to the Tenant.

Insurance for personal possessions owned by the Tenant: the Tenant is responsible for insuring their own personal possessions.

- Endsleigh Insurance is a specialist provider of student contents insurance: <https://www.endsleigh.co.uk>.



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EXAMPLE: VIRGIN MEDIA – INTERNET PACKAGES / OFFERS FOR 2019-2020

We negotiated some amazing deals with Virgin Media for 2019-2020:

- Virgin Media offers the fastest internet download speed in Loughborough [up to 350Mbs].
- Included in your rent is an allowance of £468 for the whole house based on a 52-week Tenancy [or pro-rata thereof] to budget for the cost of internet services used during your Tenancy. However, you must choose what internet services you require, contact the service provider directly and open an account in the name of one of the housemates. We will set up a monthly standing order to credit the full amount of the allowance to the bank account of the housemate who pays for the internet services.
- Anything you spend on internet / media services over £468 is your responsibility.

VM full package 12-month contract [book early - this offer expires 30th June 2019]:

- 350Mbs internet + HD TV Box inc. 96 Channels [with catch-up TV / UTube App / Netflix App / Amazon Prime App] + phone landline = £39 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £493
- 200Mbs internet + HD TV Box inc. 96 Channels [with catch-up TV / UTube App / Netflix App / Amazon Prime App] + phone landline = £34 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £433
- 100Mbs internet + HD TV Box inc. 96 Channels [with catch-up TV / UTube App / Netflix App / Amazon Prime App] + phone landline = £29 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £373

VM 12-month contract Internet only:

- 350Mbs = £43 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £541
- 200Mbs = £38 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £481
- 100Mbs = £33 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £421
- 50Mbs = £28 per month for 12-month contract.
 - Total contract inc. £25 activation fee = £361

VM 9-month contract Internet only [rolling monthly contract]:

- 350Mbs = £45 per month for 9-month contract.
 - Total contract inc. £25 activation fee = £430
- 200Mbs = £40 per month for 9-month contract.
 - Total contract inc. £25 activation fee = £385

SKY SPORTS or SKY MOVIES FREE for 3 months:

- Mention that you are living with Andrew Chell Premier Student Homes and receive SKY SPORTS or SKY MOVIES FREE FOR 3 months!!!

To find out more / sign-up with Virgin Media:

- The Loughborough-based Virgin Media contact is Jason Brookes, who can advise on contracts etc..
- Contact Jason Brookes on his mobile 07966 485198 or email jason.brookes@virginmedia.co.uk.
- All VM contracts have a one-off £25 activation fee and FREE standard installation if you book with Jason Brookes [usually £40.00 if you book online].