



Victoria Street
Loughborough, LE11 2EW

£99,950

Property Features

- VIDEO TOUR AVAILABLE
- TWO DOUBLE BEDROOMS
- DUPLEX APARTMENT
- FITTED KITCHEN
- SPACIOUS LOUNGE/DINER
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION

Full Description

* VIDEO TOUR AVAILABLE * TAKE YOUR FIRST STEP ON THE LADDER with this TOWN CENTRE DUPLEX APARTMENT being offered for sale. *Sold with tenant in situ, currently let at £550PCM*. This spacious home boasts a SPACIOUS LOUNGE/DINER and FITTED KITCHEN, with TWO DOUBLE BEDROOMS and bathroom upstairs and benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. With residents permit parking on Victoria Street and within a few minutes' walk of all the town has to offer, this apartment is ready when you are to move in, unpack and get on with life.

AGENTS NOTE:

The service charge for the last year running till the end of March this year was £474.32. The ground rent is £10 per annum and there is 119 years left on the lease.

ENTRANCE HALL

PVCu front door into entrance hall, stairs off to first floor, radiator and doors leading to kitchen and lounge/diner.

KITCHEN

9' 5 (MAX)" x 7' 5 (MAX)" (2.87m x 2.26m)

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink unit, electric cooker with extractor over, under counter space and plumbing for washing machine, fridge freezer and PVCu double glazed window.

LOUNGE/DINER

14' 8" x 9' 3 (PLUS :BAY)" (4.47m x 2.82m)

PVCu double glazed bay window to the front elevation, electric fire and under stairs storage cupboard.



LANDING

Access to the loft, doors leading to both bedrooms and bathroom.

BEDROOM ONE

14' 8" x 9' 4" (4.47m x 2.84m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM TWO

14' 10 (MAX) " x 8' 10" (4.52m x 2.69m)

PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Low flush w.c, wash hand basin, bath with shower over.
PVCu double glazed window to the front elevation and radiator.

OUTSIDE

At the end of the block there is a communal parking area.
Permit parking on Victoria Street available for approximately £50 per annum.

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.



General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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