



Goods Yard Close

Loughborough, Leicestershire, LE11 5EW

£37,500

Property Features

- 25% SHARED OWNERSHIP
- STUNNING APARTMENT
- TWO DOUBLE BEDROOMS
- 25ft LIVING DINING KITCHEN
- SPACIOUS BATHROOM
- ALLOCATED PARKING



Full Description

* 25% SHARED OWNERSHIP * This STUNNING APARTMENT is IMMACULATE THROUGHOUT and features a FABULOUS 25ft LIVING DINING KITCHEN, TWO DOUBLE BEDROOMS and SPACIOUS BATHROOM. With ALLOCATED PARKING and being only a stones throw from the town centre, this SUPERB HOME makes the PERFECT CHOICE for that FIRST STEP ONTO THE PROPERTY LADDER!



ENTRANCE

Communal entrance hall with stairs to all floors.

ENTRANCE HALL

Door into entrance hall with storage cupboards and doors to living dining kitchen, both bedrooms and bathroom.

LIVING DINING KITCHEN

25' 0" x 8' 5" (7.62m x 2.57m)

Open plan living dining kitchen.

Kitchen area:

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for fridge freezer, integrated electric oven, built in gas hob, stainless steel extractor hood, under-counter space and plumbing for washing machine and two PVCu double glazed windows to side elevation.

Living dining area:

PVCu double glazed bay window to side elevation, two radiators and PVCu double glazed French doors to rear elevation leading to Juliet balcony.



BEDROOM ONE

11' 11" x 8' 11" (3.63m x 2.72m)

PVCu double glazed French doors to rear elevation to Juliet balcony, radiator and built in wardrobe.



BEDROOM TWO

14' 5" x 7' 0" (4.39m x 2.13m)

PVCu double glazed window to rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, and radiator.

OUTSIDE

Outside there is allocated parking.

AGENT NOTE

monthly rent is £235.78

monthly service charge is £91.11.

Total payable is £326.89.

Number of years on lease remaining - 93 years.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie 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, Setfords Solicitors, 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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