



**Grand Union House, Ratcliffe Road**  
Loughborough, LE11 1LH

**£97,500**

## Property Features

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- VIDEO TOUR AVAILABLE
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- 20FT LIVING KITCHEN DINER
- CLOSE TO TRAIN STATION
- CLOSE TO TOWN
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## Full Description

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Attention all buy to let investors - this ONE DOUBLE BEDROOM apartment, in a POPULAR LOCATION, close to the RAILWAY STATION and the TOWN CENTRE comes with a long term sitting tenant. Benefiting from 20FT OPEN PLAN LIVING KITCHEN DINER, double bedroom and MODERN BATHROOM, and AN ALLOCATED PARKING SPACE in the private car park.

### ENTRANCE HALL

Secure door into entrance hall with laminate flooring and doors to all connecting rooms.

### LIVING/KITCHEN/DINER

20' 0" x 10' 9" max. (6.1m x 3.28m)

#### Kitchen area:

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in electric hob, stainless steel extractor hood, under-counter space and plumbing for washing machine, space for fridge freezer and laminate flooring.

#### Living dining area:

Continuation of laminate flooring, radiator and PVCu double glazed French doors leading to balcony.

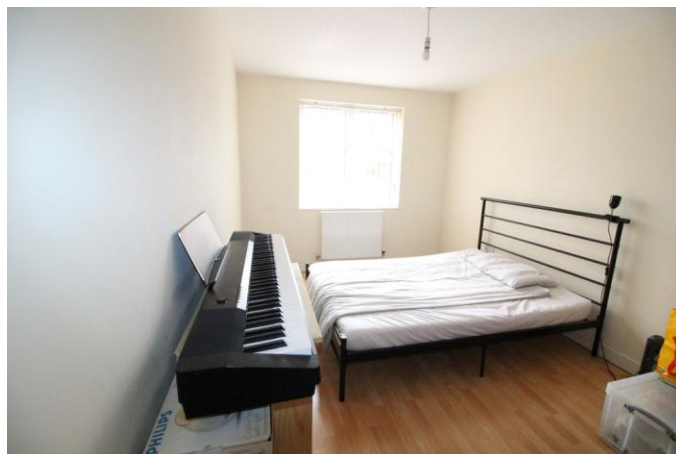
### BEDROOM

14' 7" x 8' 9" (4.44m x 2.67m)

PVCu double glazed window, radiator and laminate flooring.

### BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over and shower screen, vinyl flooring and ladder radiator.



## BALCONY

There is a balcony area accessed via the French doors.

## OUTSIDE

There is a private car park with an allocated parking space.

## AGENT NOTES

Vendor advises us of a service charge and ground rent payment (2 instalments June & Dec) Currently £710 per annum.

## GENERAL NOTES

### Viewing Arrangements

Please contact Clare, Dominique, Katie or Liz 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.

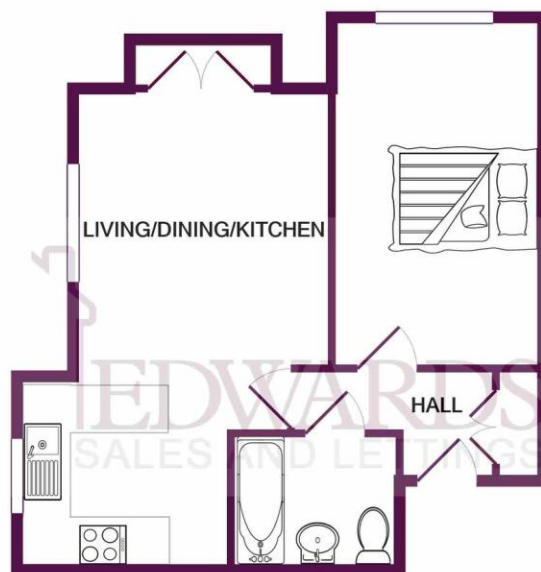
### General Note

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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