

**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Sovereign Court, Loughborough, Leicestershire, LE11 2TL**

**£124,950**

### Entrance Hall

Entering the property from the landing area into the entrance hall via the hardwood door. With intercom system, ceiling light point and good size storage cupboard. Giving access to all other rooms within the property.

### Open Plan Living Kitchen

With uPVC double glazed window to the side elevation, TV and telephone aerial socket point, ceiling light point, electric heater to the living area.

### Kitchen Area

Fully fitted kitchen with full range of wall and base units with inset sink and drainer, built in electric oven, electric hob and cooker hood, plumbing for automatic washing machine, space for fridge freezer, lino flooring, strip light. Splashbacks to the low level units.

### Bedroom

With uPVC double glazed window to the side elevation, built in wardrobes, electric storage heater and ceiling light point.

### Bathroom

Three piece bathroom suite comprises low flush w.c., wash hand basin and bath with shower above, extractor fan, shaver point, lino flooring and ceiling light point. Splashbacks to bath and wash hand basin. Wall heater.

### Bedroom

With uPVC double glazed window to the side elevation, electric storage heater, ceiling light point.

### Outside

Communal parking space numbered 28 for one car. There will be a permit provided for this. Bike lock access and communal bin store.

### Tenure

Leasehold

Lease Term is 999 years form the first day of October 2002

Service charge is currently £1,082.00 pounds annually on a half yearly basis

Ground Rent is £50 a year to E and M Ltd

### Viewings

Please contact Leanne, Louise, David, Patrick, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only and following strict current COVID-19 regulations.

Call us today to book your appointment.  
loughborough@nickhumphreys.co.uk

### Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

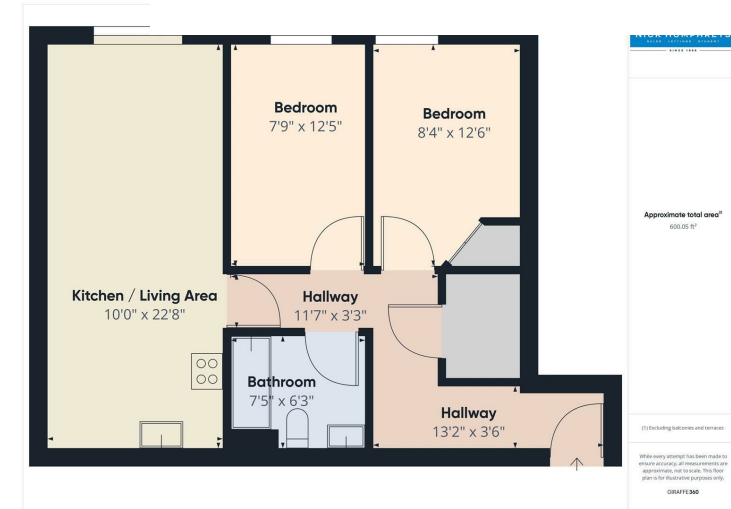
### General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any

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### Hours Of Bu

Our office is Saturday, 9:



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Current	Potential	Current	Potential
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81 (B)		81 (B)	
79 (B)		79 (B)	
75 (B)		75 (B)	
73 (B)		73 (B)	
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7 (B)		7 (B)	
5 (B)		5 (B)	
3 (B)		3 (B)	
1 (B)		1 (B)	