



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

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

**£114,950**

### Communal Entrance

Entrance in to the block from the common entrance.

### Entrance Hall

Door to the front, light point, smoke alarm, electric heater, storage cupboard and intercom point.

### Open Plan Living Kitchen 10'1" x 21'1" (3.07 x 6.43)

### Kitchen

Having lino flooring and light point. Fully fitted kitchen with a full range of wall and base units having inset sink and drainer, built in oven, hob and extractor fan. Space for fridge and plumbing for washing machine. Having splash backs and extended worksurfaces into breakfast bar.

### Living Area

Window to the front, electric heater, TV and telephone point.

### Bedroom

#### 9'0" x 9'10" (2.74 x 3.00)

Window to the side, light point and electric heater.

### Bathroom

Good size bathroom with lino flooring, light point, extractor fan, wall heater, part tiled walls and shaver point. Having low flush WC, wash hand basin and bath with shower above.

### Bedroom

#### 9'10" x 12'6" (3.00 x 3.81)

Window to the front, light point and electric heater.

### Outside

Please note there isn't any parking with this apartment. There are Bike racks and a bin store. The apartment block is secured with automatic gates.

### Tenure

Leasehold

Service Charge : £1,082.00 PA

Ground Rent : £50.00 PA

### Council Tax Band

Charnwood Borough Council

Council Tax Band : A

### Viewings

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

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or 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.

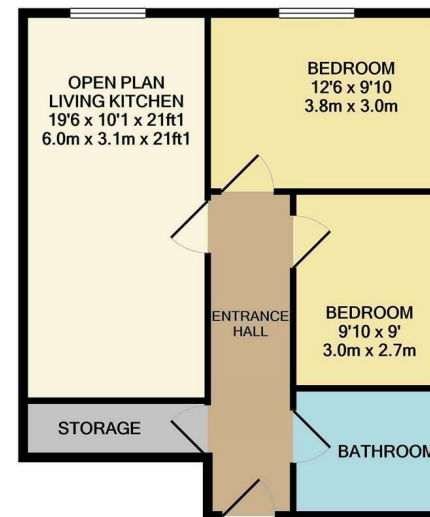
### General Note

These particulars, whilst believed to be accurate are set out as

a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

### Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.



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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