



Carlton Close, Loughborough, Leicestershire LE11 5DY

£142,500

Located in a fantastic location for all local amenities and Loughborough University is this TWO BEDROOM, ground floor apartment that has historically has been let to two students paying a rent of circa £875.00 PCM excluding bills. And therefore this property can be purchased for either BUY 2 LET purposes or owner occupancy as the property may suit a FIRST TIME BUYER. Gas Central heating, double glazed windows and also having one off road parking space to the front. Leasehold.

The property comprises from entering directly into a kitchen diner, lobby, bathroom two double bedrooms with one having an en suite.

Call our office for more information. Not to be missed!

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Tenure

Leasehold

125 year lease from 2002

Ground rent : £50.00 PA

Service Charge : £1,095.60 PA

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

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 us, 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.

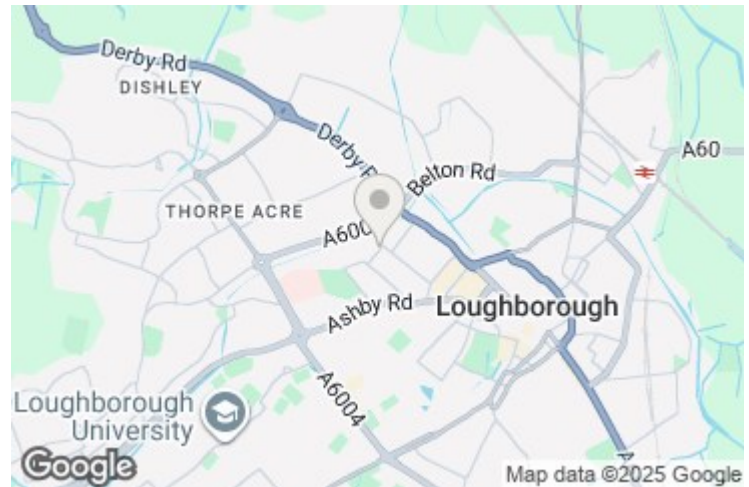
General Note

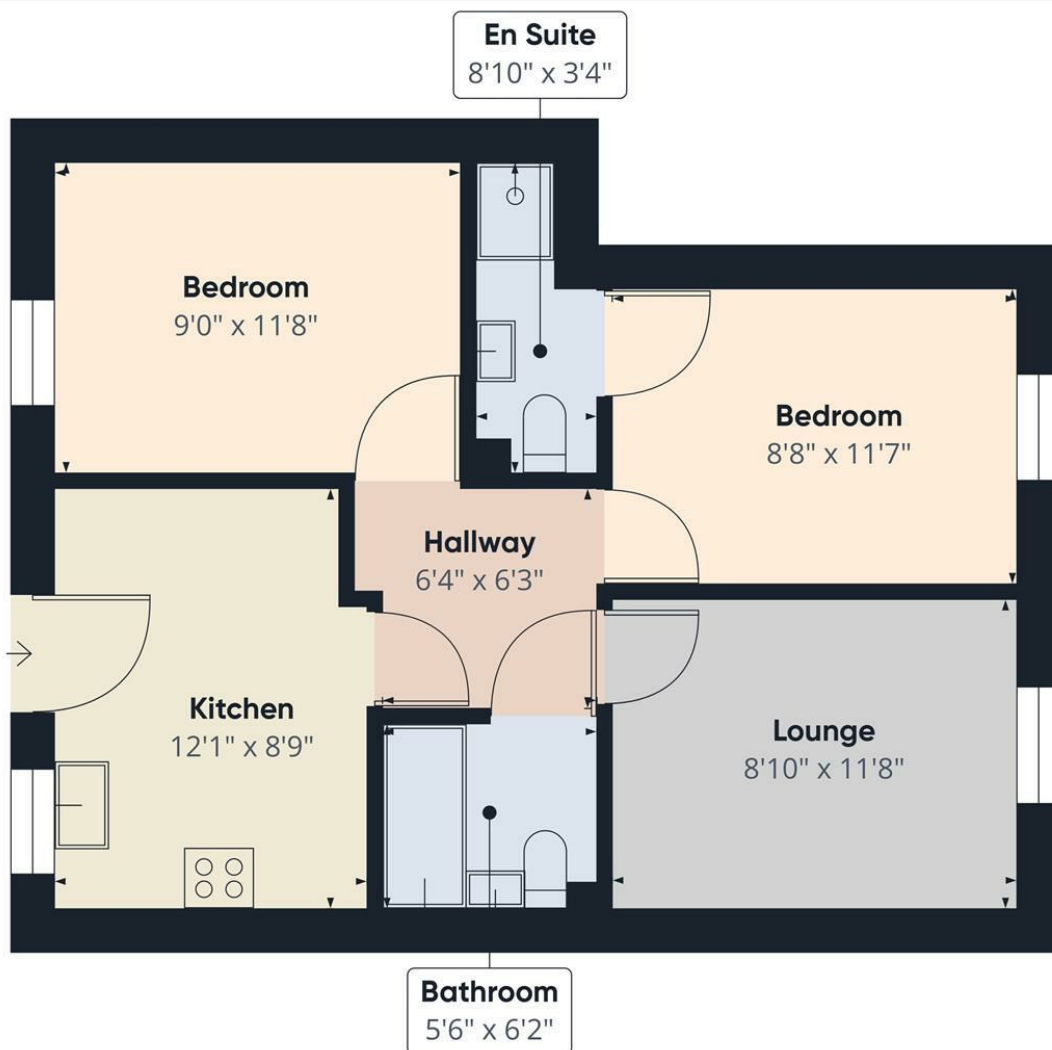
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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 - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area⁽¹⁾
522 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

