



Smiths  
your property experts

# Polden Close

Shepshed

- No upward chain
- First-floor studio apartment
- Ideal first-time buy or buy-to-let investment
- Presented in good condition
- Communal outside space
- Parking area to the side
- Easy access to the M1 motorway
- Market town with shops and amenities

## General Description

Smiths Property Experts offer to the market with no upward chain this excellent chance to acquire an ideal first-time buy or buy-to-let investment. This first-floor studio apartment is a stone's throw from the M1 motorway junction in the Charnwood market town of Shepshed.





## The Property

Internally, the property is in good condition, offering main living/sleeping space, a dressing room, a shower room, and a modern, fully fitted kitchen.

## The Outside

Set on the edge of a popular residential development and within reach of a highly regarded primary school, this small, detached block of eight apartments has communal outside space and a parking area to the side.

## Property Information

EPC Rating: D.

Tenure: Leasehold. Council Tax Band: A.

Ground Rent: £102 per annum.

Annual fee for the provision of landlord services: £39.

Length of Lease: 120 Years. Years Left: 77 Years.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 262 sq.ft. (24.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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