



Smiths  
your property experts



# William Street

Loughborough

- No upward chain
- Self contained first-floor apartment
- Walking distance of Loughborough town centre
- Allocated parking and communal garden
- Vacant possession
- Ideal for Loughborough University or Loughborough College
- Excellent first-time purchase or investment opportunity
- Floor area of approximately 515 square feet

## General Description

Smiths Property Experts are pleased to present, with no upward chain, a self contained first-floor apartment located in a mature residential area, within walking distance of lots of local amenities. Sold with vacant possession, this property would be an excellent first-time purchase or investment opportunity.







## The Property

The property benefits from having its own front door. Internally, there is circa 515 square feet of light and bright living accommodation including a entrance hall, lounge, double bedroom, kitchen and bathroom.

## The Outside

There is one allocated parking space and access to communal gardens

## Property Information

EPC Rating: C.

Tenure: Leasehold. Council Tax Band: A.

Ground Rent: £10per annum.

Length of Lease: 125 Years. Years Left: 93Years.

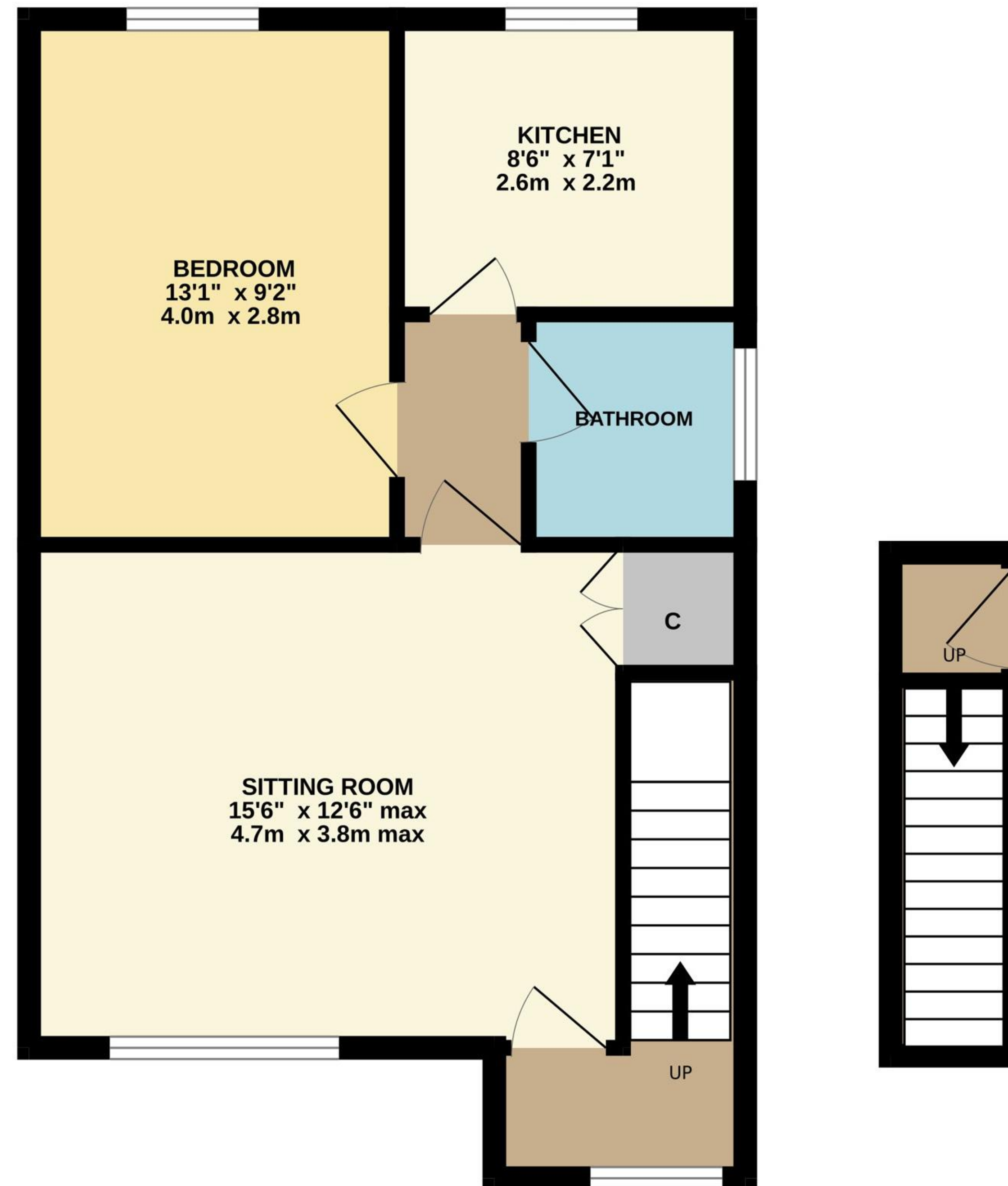
Local Authority: Charnwood Borough Council.

## 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 : 515 sq.ft. (47.9 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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