



Willow Road, Loughborough, LE12 8GP

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GRANGER & CO**

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**SHELDON
BOSLEY
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LAND AND
PROPERTY
PROFESSIONALS

Property Description

A spacious and well proportioned 2nd floor apartment situated within a popular residential area on the edge of this sought after village. Electric heating, UPVC double glazed windows, entrance hall, living kitchen, master bedroom with en suite shower room, second bedroom, bathroom, allocated parking space.

This well proportioned second floor apartment offers generous living space to include an entrance hall with cloaks cupboard and also airing cupboard with hot water cylinder, an open plan LIVING ROOM/KITCHEN with window and double opening doors with balcony rail, MASTER BEDROOM with built in wardrobe and EN SUITE SHOWER ROOM, BEDROOM 2 & MAIN FAMILY BATHROOM.

Outside offers communal grounds and driveway to parking area with allocated parking and visitors space.

NO CHAIN





Key Features

- WELL PROPORTIONED 2ND FLOOR APARTMENT
- DELIGHTFUL RESIDENTIAL AREA ON THE EDGE OF THIS SOUGHT AFTER VILLAGE
- UPVC DOUBLE GLAZING, ELECTRIC HEATING
- HALLWAY, LIVING ROOM AND FITTED KITCHEN
- MASTER BEDROOM WITH BUILT IN WARDROBE AND EN SUITE SHOWER ROOM
- DOUBLE BEDROOM 2 AND MAIN FAMILY BATHROOM
- COMMUNAL GROUNDS, ALLOCATED PARKING SPACE AND VISITORS SPACE
- NO CHAIN

**Offers In The Region
Of
£140,000**

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- ethic.stretcher.trainers

ACCOMMODATION IN DETAIL

COMMUNAL ENTRANCE, STAIRS AND LANDING

ENTRANCE HALL

With electric heater, cloaks cupboard and airing cupboard housing the hot water cylinder with immersion heater, recessed downlights.

LIVING ROOM/KITCHEN

With window and double opening doors with balcony rail, electric heater, fitted base and wall units with Oak Shaker style fronts, work surfaces, stainless steel sink top, inset electric hob with oven below and brushed steel canopy hood above, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, recessed downlights.

MASTER BEDROOM

With window, electric heater and built in wardrobe.

EN SUITE SHOWER ROOM

With window, suite comprising w.c., wash basin and shower cubicle, tiled splashbacks and floor, electric heated towel rail, extractor fan.

BEDROOM 2

With window, electric heater and recessed downlights.

BATHROOM

With suite comprising w.c., wash basin and bath with electric shower over, tiled splashbacks and floor, electric heated towel rail.

OUTSIDE

There are communal grounds, driveway and paring area with allocated parking space and visitor space.





LEASE DETAILS

LEASE - The property is held on a 125 year lease from 1 January 2006 with 106 years currently remaining.

MAINTENANCE CHARGES:- Half yearly block service charge - £689.15

Half yearly estate service charge - £110.59

MANAGEMENT COMPANY:- First Port

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

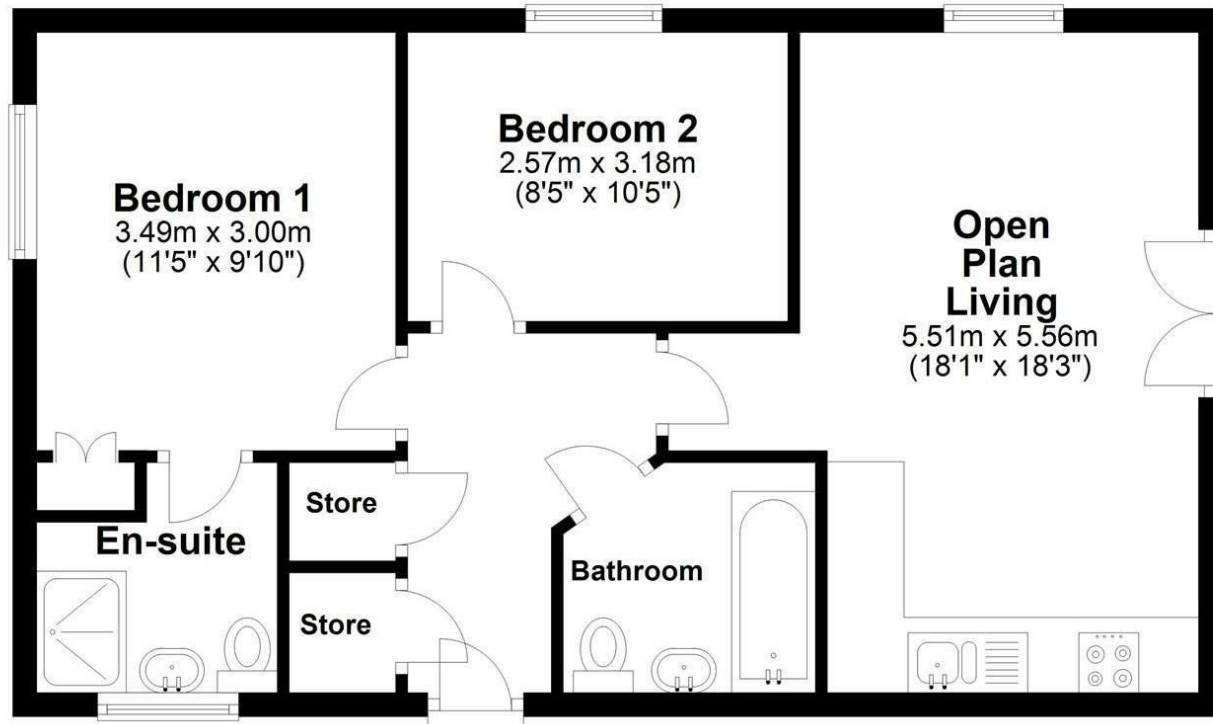
Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - E

Tenure - Leasehold

Council Tax Band - B

Local Authority
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534



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