

Holdings

A Modern Estate Agent



46 Sovereign court , Loughborough, LE11 2TL

£145,000



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A great opportunity to purchase this top floor three bedroom apartment that is situated in Loughborough Town Centre that benefits from electric heating and double glazed windows. The property can be purchased with tenants in situ or with vacant possession.

This property is leasehold having a 999 year lease from 2000 with the current ground rent and service with buildings insurance inclusive change being £584 each April and October via Freckletons property management.

The property comprises from entrance hall with good size storage cupboard, three bedrooms, bathroom and an open plan living kitchen.

Staircase that leads to the top floor where the property is located.

Entrance Hall - Having light point, electric heater, smoke alarm, good size storage cupboard and intercom.

Open Plan Living Kitchen - 2.97m x 6.88m (9'9 x 22'7) -

Lounge Area - Window, laminate flooring, two lights points, electric heater, TV and telephone point.

Kitchen Area - Having a full range of wall and base units, laminate flooring, strip light and electric heater. Built-in oven, hob and extractor fan. stainless steel sink and drainer along with space for

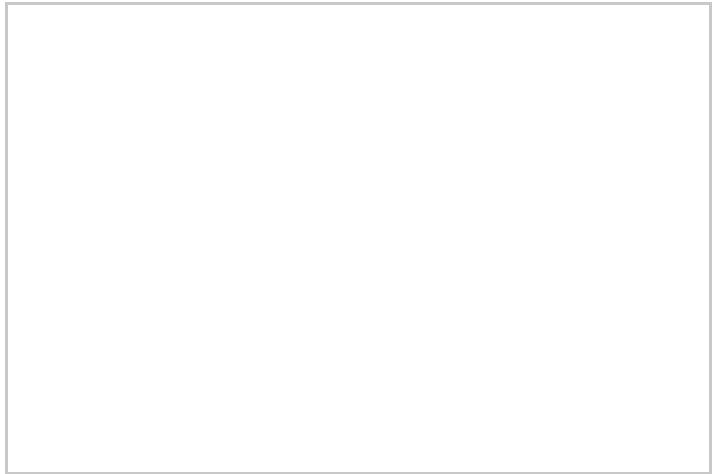
fridge freezer and washing machine.

Bedroom One - 2.36m x 4.62m (7'9 x 15'2) - Window overlooking the car park, light point, electric heater and built-in wardrobe.

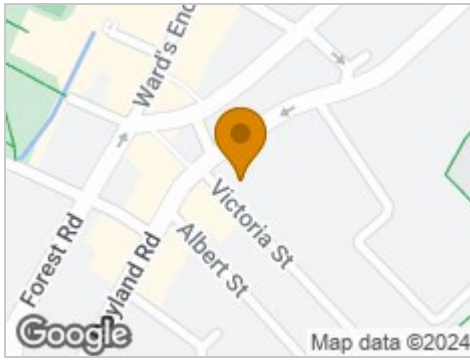
Bedroom Two - 3.66m x 2.41m (12 x 7'11) - Window overlooking the car park, light point, electric heater and built-in wardrobe.

Bathroom - Having lino flooring, wall heater, light point, extractor fan and shaver point. Low flush WC, wash hand basin and bath with electric shower above.

Bedroom Three - 3.66m x 2.41m (12 x 7'11) - Window overlooking the car park, light point and electric heater.



Road Map



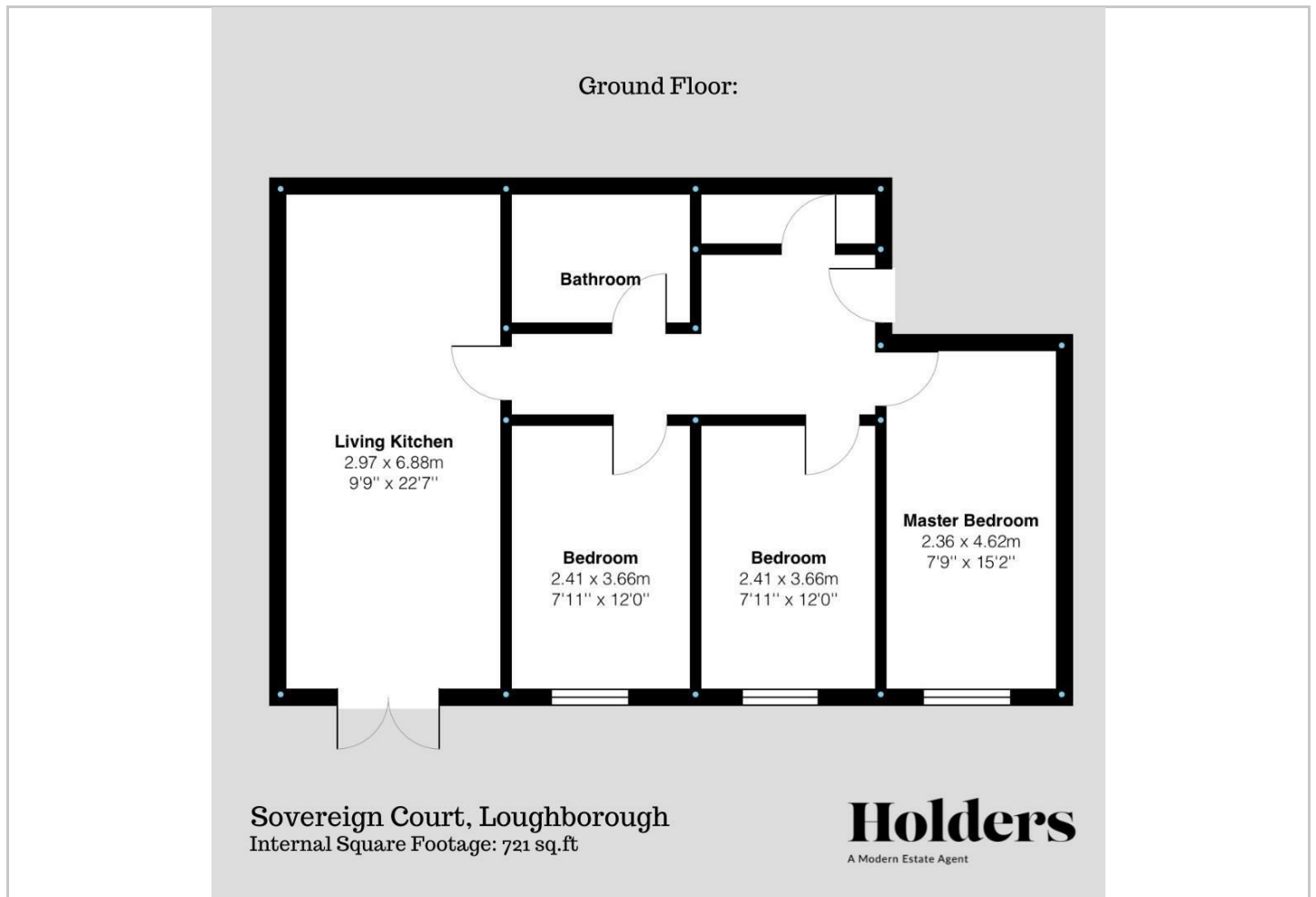
Hybrid Map



Terrain Map



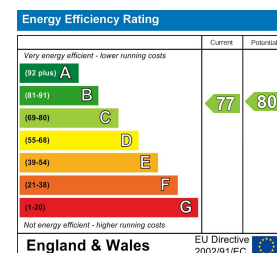
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.