

Holderr

A Modern Estate Agent



14 George Sharp Court
, Loughborough, LE11 2WL

£60,000



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Upon entering the property, you are welcomed by an entrance hall, a radiator, power points, and a pendant light fitting. The lounge is spacious and features double glazed French doors to the rear, a double glazed window to the side, a radiator, power points, and a pendant light fitting. The kitchen is equipped with wall mounted units, base units, drawers, a four burner gas hob with extractor hood, an electric oven, a sink with hot and cold mixer tap, plumbing for a washing machine, power points, and a pendant light fitting.

The cloakroom on the ground floor includes a low level WC and a wash hand basin with a hot and cold mixer tap. Moving to the first floor landing, you will find access to the loft, power points, and a pendant light fitting.

Bedroom 1 offers a comfortable space with a double glazed window to the rear, a radiator, power points, and a pendant light fitting. Bedroom 2 features double glazed windows to the front, a radiator, power points, a pendant light fitting, and an airing cupboard. The bathroom includes a double glazed window to the side, a panelled bath with shower over and hot and cold mixer tap, a low level WC, a wash hand basin with hot and cold mixer tap, and a light fitting.

Outside, there is car standing for 2 vehicles to the front and a rear enclosed garden with a private and sunny outlook.

The property is leasehold with a 125 year lease

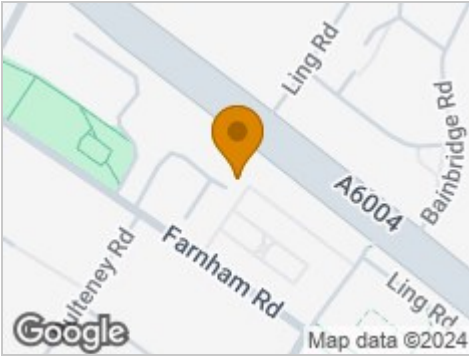
which commenced in 2018 and has 119 years remaining. The monthly rental amount is £378.18 and the service charge is £8.35. If the buyer purchases the remaining 75% in the future, the property will become freehold.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
4.31 x 4.95m
14'2" x 16'3"

Kitchen

WC

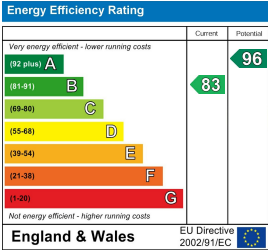
George Sharp Court, Loughborough
Internal Square Footage: 786 sq.ft

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.