



Smiths
your property experts

Griffin Close

Shepshed

- No upward chain
- Spacious second-floor apartment
- Walking distance of shops and amenities
- Three double bedrooms and a bathroom
- Kitchen and a generous reception room
- Shared communal gardens
- Generous parking available
- Gas central heating and uPVC double glazing

General Description

Smiths Property Experts offer to the market, with no upward chain, this spacious three-bedroom apartment on Griffin Close in Shepshed. The property is located within close proximity of a local Co-op and within walking distance of the centre of this Charnwood market town.

The accommodation has gas central heating and uPVC double glazing throughout. The floor area extends to a generous and approximate 703 square feet. The accommodation comprises three double bedrooms, a family bathroom, a spacious reception room and a fully fitted kitchen.

The property is on the second floor (top) of this ex local authority development. There are shared communal gardens and generous parking available.





Property Information

EPC Rating: D.

Tenure: Leasehold. Council Tax Band: A.

Maintenance : £408.95 quarterly.

Ground Rent: £10 per annum.

Length of Lease: 125 Years. Years Left: 85 Years.

Local Authority: Charnwood Borough Council.

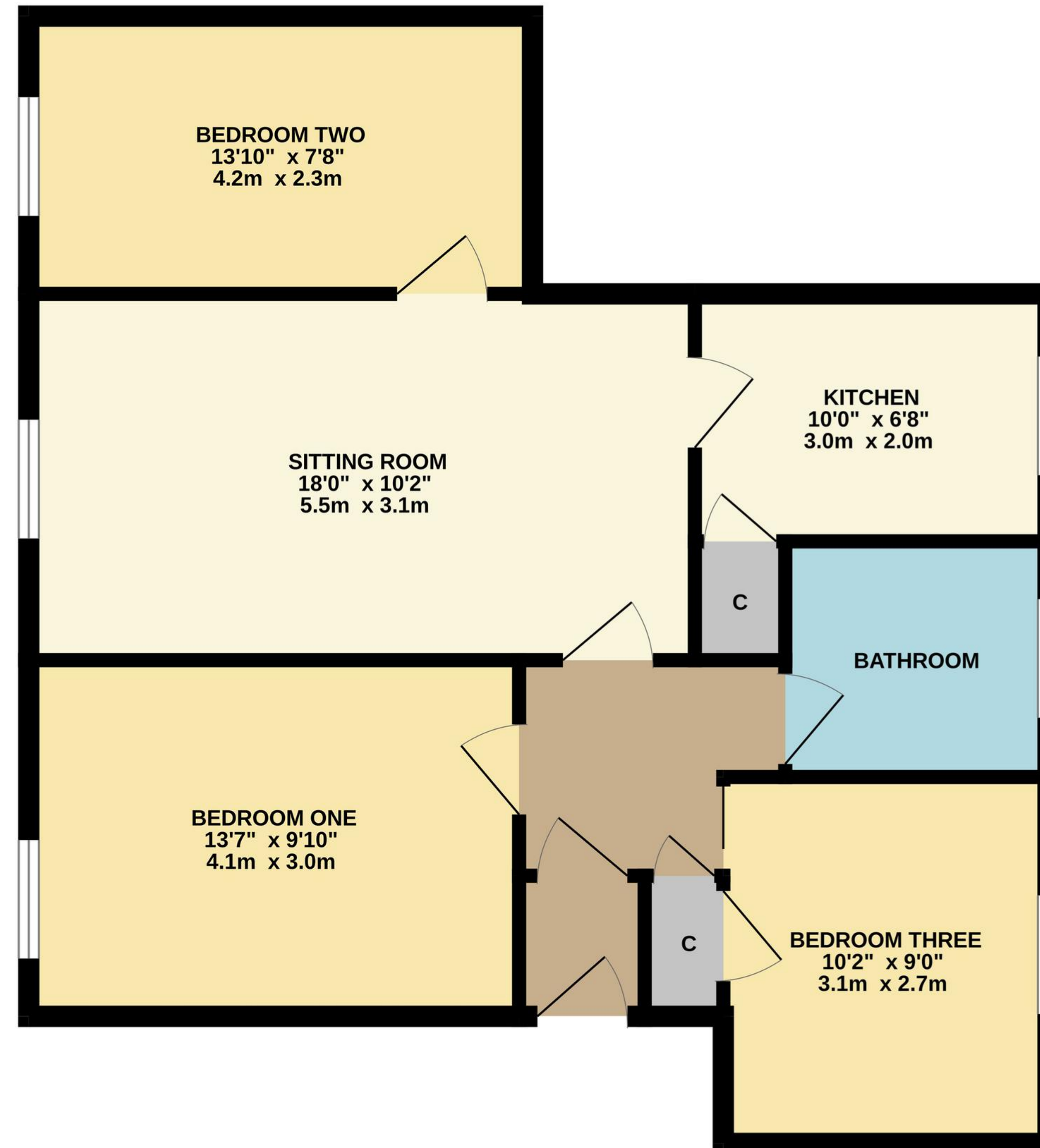
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 703 sq.ft. (65.4 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com

