



Smiths  
your property experts



# Leighton Avenue

## Loughborough

- No upward chain
- Well-presented ground-floor studio apartment
- Walking distance of Loughborough University Campus
- Excellent first-time purchase or investment opportunity
- Floor area of approximately 255 square feet
- Large communal car park and communal grounds
- Approximately 1 mile from the M1 motorway junction

### General Description

Smiths Property Experts are pleased to present, with no upward chain, a well-presented ground-floor studio apartment located in a mature residential area approximately 1 mile from the M1 motorway junction. The property is within walking distance of Loughborough University Campus and would be an excellent first-time purchase or investment opportunity. Of particular note are the smart communal gardens and car parking.







## The Property

Internally, expect to find approximately 255 square feet of living accommodation. Presented to a good standard throughout, there is a front-to-back studio living area with a fitted kitchen, dressing area, and shower room.

## The Outside

The property has access to a large communal car park and communal grounds to the side and rear that can be used as shared garden space. The communal areas have been recently upgraded including the replacement of secure access doors.

## Property Information

EPC rating: D.

Tenure: Leasehold. Council Tax Band: A.

Ground Rent: £56 per annum.

Maintenance: approximately £240 per annum.

Length of Lease: 120 Years. Years Left: 79 Years.

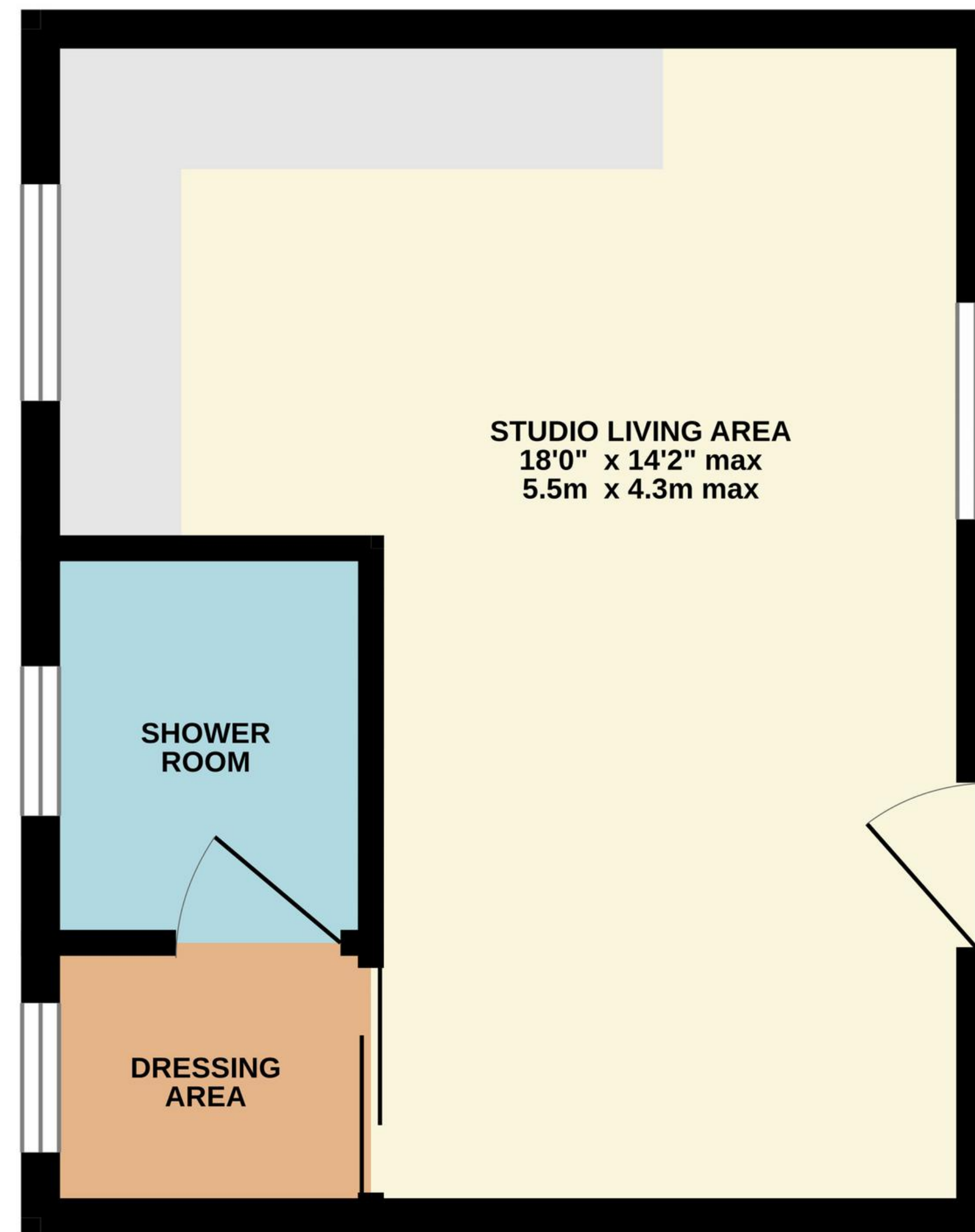
Local Authority: Charnwood Borough Council.

## 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.







TOTAL FLOOR AREA : 255 sq.ft. (23.7 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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