



## Flat 4

Kidger Close | Shepshed | Loughborough | LE12 9UQ

Asking price £119,950



**RICHARD  
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# Flat 4

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A particularly spacious apartment located within this modern building set across from an attractive green area and park. The property would ideally suit first time buyers, downsizers or investors and is offered with no chain. There is Upvc Dg, Electric heating and an allocated parking space. The accommodation comprises hallway, living room open plan to the kitchen area, two bedrooms and a bathroom. The communal hallway is modern and well kept. The apartment block sits in a residential area within a short walk to the numerous village amenities.

- First Floor Apartment
- Two Bedrooms
- Bathroom
- Electric Heating
- Ideal Investment or FTB
- Spacious Accommodation
- Open Plan Living Room/Kitchen
- Allocated Parking Space
- Upvc DG
- No Chain

## Communal Hallway

A security entry system gives access to the hallway, which is modern and well maintained.

## Entrance Hall

A large hall with window to the side and storage/cloak cupboards.

## Living/Dining Kitchen

An impressive room with windows to three sides, allowing a vast use of space to assemble a flexible layout to suit the occupier. The kitchen area has a range of storage units and integrated electric oven hob and extractor. There is space for washing machine and fridge/freezer.

## Bedroom One

A spacious room with window towards the green area and park.

## Bedroom Two

A spacious room with window towards the green area and park.

## Bathroom

Fitted with a white three piece suite comprising low level w/c, wash hand basin and bath with shower over. There is a window to the side.





"A spacious first floor apartment"



### Outside

The property sits in a well maintained and architecturally attractive building with areas of communal planting. There is a car park with an allocated parking space.

### The Area

Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. There is a recently added Aldi supermarket and McDonalds at the end of the road, making this an ideal area for young families and those wishing to be close to amenities.

### Leasehold Details

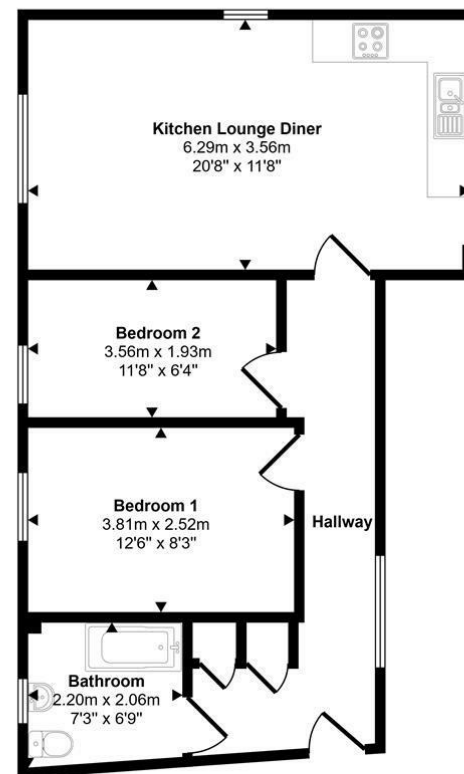
The property is leasehold for 125 years from 1st August 2005, with an annual service charge of £919, along with building insurance of £226.41 and ground rent of £100. Service charges and ground rents can increase. The vendor informs us that the ground rent is valued every 10 years at 100th of the value of the apartment and parking space. All owners are shareholders in the controlling management company. All details of the lease and charges are to be checked by your conveyancing solicitor before agreeing to purchase.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

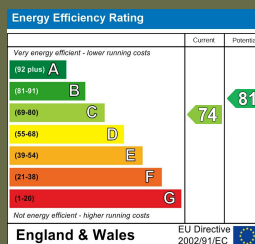


Approx Gross Internal Area  
56 sq m / 606 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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