

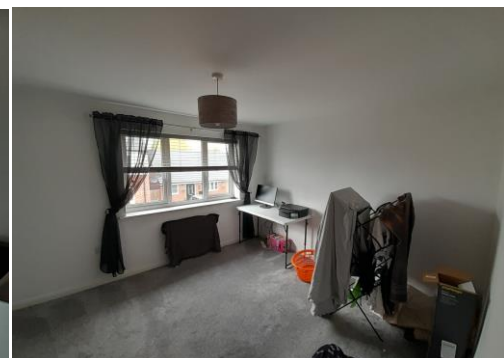
# FOR SALE

## Ashmount Close Loughborough Leicestershire LE11 2BJ



### **25% SHARED OWNERSHIP: £57,500**

- A Well Presented Semi Detached Property
- Located Within a Quiet Cul De Sac, In Loughborough
- Reception Room, Kitchen & Cloakroom WC
- 2 Bedrooms & Family Bathroom
- Car Standing For 1-2 Vehicles
- Rear Enclosed Garden With a Private & Sunny Outlook
- Ideal For Families



## Location

This property is located within a quiet cul de sac on Ashmount Close, off Beacon Road and in the highly sought after area of Loughborough. The property benefits from being in close proximity to local schooling, recreational facilities, shops and much more. The area is serviced by frequent bus links to and from Leicester.

## Description

A superb and well presented semi detached property briefly comprising; reception room, kitchen, cloakroom WC, 2 bedrooms and a family bathroom. Externally, car standing for 1 - 2 vehicles and a rear enclosed garden with a private and sunny outlook.

## Accommodation

All measurements are approximate:

### Reception Room - 16' 4" x 13' 8" (4.97m x 4.16m)

Double glazed door to front, double glazed window to front, stairs of to first floor, radiator, power points, pendant light fitting.

### Kitchen - 13' 9" x 9' 9" (4.19m x 2.97m)

Double glazed door to rear, double glazed window to rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor hood over, electric oven, plumbing for washing machine, radiator, power points, pendant light fitting.

### Cloakroom WC

Low level WC, wash hand basin with hot and cold mixer tap. radiator, pendant light fitting.

### First Floor Landing

Access to loft.

### Bedroom 1 - 13' 9" x 9' 5" (4.19m x 2.87m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom 2 - 10' 5" x 13' 8" (3.17m x 4.16m)

Two double glazed windows to front, radiator, power points, pendant light fitting.

## Bathroom

Double glazed window to side, panelled bath with hot and cold mixer tap and shower over, shower screen, low level WC, pedestal wash hand basin with hot and cold mixer tap, radiator, pendant light fitting.

## Outside

Car standing for 1/2 vehicles to the front and a rear enclosed garden with a private and sunny outlook.

## Tenure

Leasehold. We have been advised that there is a 125 year lease from June 2019 with 119 years remaining, The rent including service charge is £423.39 pcm.

## EPC

Band B.

## Council Tax

The property falls within Band B.

## Services

The services, fittings, and appliances (if any) have not been tested by the agents.

## Local Authority

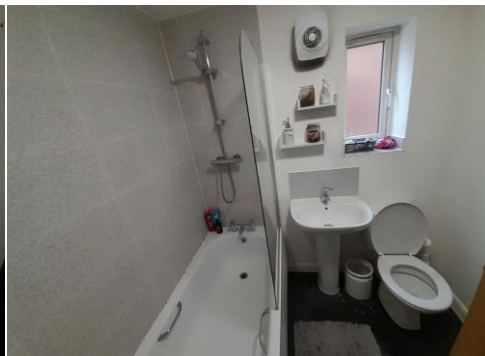
Charnwood District Council.

## Kal Sangra, Shonki Brothers Ltd

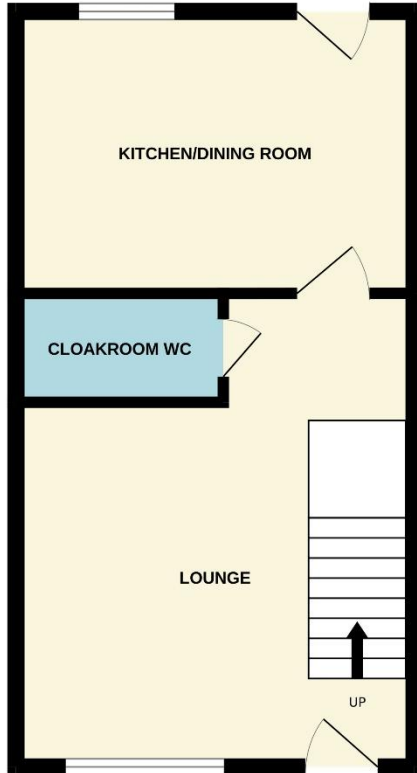
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

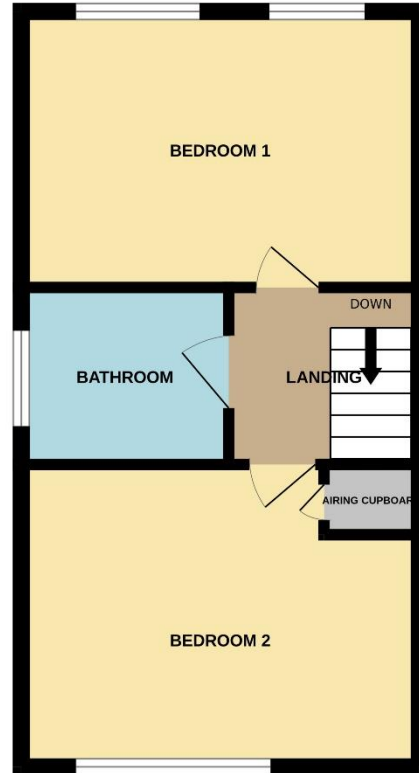
Email: info@shonkibrothers.com



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB  
REGISTERED NUMBER: 5393795  
VAT NUMBER: 856 0294 16

