

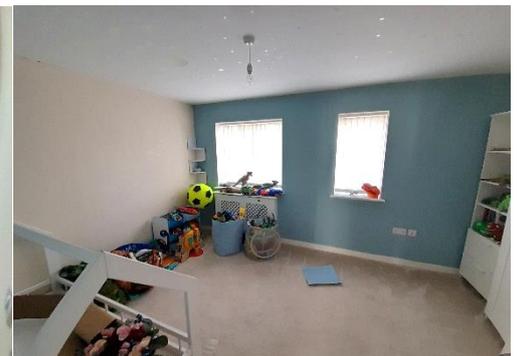
FOR SALE

George Sharp Court Loughborough LE11 2WL



25% SHARED OWNERSHIP: £57,500

- A Well Presented Semi Detached Family Home
- Located Within a Quiet Cul De Sac, In The Highly Sought After Area Of Loughborough
- Entrance Hall, Lounge, Kitchen & Cloakroom WC
- 2 Bedrooms & Bathroom
- Car Standing For 2 Vehicles
- Rear Enclosed Garden With A Private & Sunny Outlook
- Viewings Highly Recommended



Location

This property is located on George Sharp Court, off Farnham Road and near to Ling Road, in the sought after area of Loughborough. The property benefits from being in close proximity to everyday amenities, including convenience stores, eateries, recreational facilities and much more.

Description

A well presented semi detached family home, briefly comprising; entrance hall, lounge, kitchen, cloakroom WC, 2 bedrooms and a family bathroom. Externally, car standing for 2 vehicles to the front and a rear enclosed garden with a private and sunny outlook.

Accommodation

All measurements are approximate:

Entrance Hall

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

Lounge - 16' 3" x 14' 2" (4.95m x 4.31m)

Double glazed French doors to rear, double glazed window to side, radiator, power points, pendant light fitting.

Kitchen - 17' 9" x 11' 8" (5.41m x 3.55m)

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

Cloakroom

Low level WC, wash hand basin with hot and cold mixer tap.

First Floor Landing

Access to loft, power points, pendant light fitting.

Bedroom 1 - 10' 9" x 13' 8" (3.27m x 4.16m)

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

Bedroom 2 - 12' 11" x 10' 6" (3.93m x 3.20m)

Double glazed windows to front, radiator, power points, pendant light fitting and airing cupboard.

Bathroom - 6' 9" x 5' 6" (2.06m x 1.68m)

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

Outside

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

Tenure

Leasehold. We have been advised that the property has a 125 year lease which commenced in 2018, with 119 years remaining. The monthly rental amount is £378.18 pcm and the service charge is £8.35 pcm. If the buyer purchases the remaining 75% in the future, the property will then become freehold.

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 Borough Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations thereto.

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
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