



Manor Gardens Close, Loughborough

welcome to

Manor Gardens Close, Loughborough

****NO ONWARD CHAIN** SHARED OWNERSHIP.** William H Brown are pleased to bring to the market this two-bed ground floor apartment situated in Loughborough town centre. This property is perfect for first time buyers or investors and is available with no upward chain.

Entrance

Entrance to the property is via a communal entrance hall.

Kitchen/Living Room

14' x 22' 9" (4.27m x 6.93m)

The Kitchen/Living room has a upvc double glazed window to the side elevation and is fitted with a range of base and wall mounted units including sink with drainer, oven, electric hob, extractor hood and electric heater. The kitchen has vinyl flooring and the living room has carpeted flooring.

Bedroom One

Bedroom one has a upvc double glazed window to the front elevation, an electric heater, carpeted flooring and access to the ensuite.

Ensuite

The ensuite has a shower cubicle. W/C, handwash basin and a heater.

Bedroom Two

Bedroom two has a upvc double glazed window to the front elevation, carpeted flooring and an electric heater.

Bathroom

The bathroom has a three piece suite comprising of panelled bath with shower over, low level wc and hand wash basin. The bathroom also has an electric heater.

Outside

To the outside of the property there is an allocated parking space within the communal car park and a bin and bike store.

Disclaimer

All services/appliances have not and will not be tested

Agent's Note

Mortgagees in possession are now in receipt of an offer for the sum of £120,000 for 20 Manor Gardens Close, Loughborough, LE11 1DL. Anyone wishing to place an offer on the property should contact William H Brown, 22-23 Swan Street, Loughborough, LE11 5BL, 01509 214686, before exchange of contracts or within the next 7 days, whichever is sooner.





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Manor Gardens Close, Loughborough

- Ground Floor Apartment
- Two Bedrooms
- Kitchen/Lounge
- Ensuite
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH115125 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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