



**Griffin Close, Shepshed**

**welcome to**

## **Griffin Close, Shepshed Loughborough**

Attention all First-time buyers/Investors! An upper floor two-bedroom flat in the popular village of Shepshed comprising kitchen, lounge-diner, bathroom, two bedrooms and communal gardens & parking along with a garage in a separate block. Internal Viewing is recommended!

### **Outside**

There are well-maintained gardens, a communal car park and garage within a separate block.

### **Communal Entrance**

Communal hallway with an intercom. Stairs leading to the flat which is positioned on the second floor.

### **Hallway**

Entrance hallway has laminate flooring, cloak cupboard and doors leading to the bathroom, bedrooms and lounge-diner.

### **Lounge-Diner**

17' 7" x 10' 8" ( 5.36m x 3.25m )

Lounge-diner has carpeted flooring, double glazing to the front elevation radiator and door opening to the kitchen.

### **Kitchen**

7' x 10' ( 2.13m x 3.05m )

Kitchen has a range of wall and base units, a composite sink drainer, wall-mounted boiler, space for a cooker and appliances such as washing machine and fridge freezer. Wooden flooring and a double-glazed window to the rear.

### **Bedroom One**

13' 4" x 10' 1" ( 4.06m x 3.07m )

A double bedroom with carpeted flooring, double glazed window to the front elevation and radiator

### **Bedroom Two**

10' 3" x 9' 4" ( 3.12m x 2.84m )

A double bedroom with carpeted flooring radiator and storage cupboard with double glazed window to the rear elevation

### **Bathroom**

Comprising wash hand basin, low level wc, a bath with mixer taps, vinyl flooring and part tiled. Also with a frosted double-glazed window to the rear elevation.





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## Griffin Close, Shepshed Loughborough

- Upper floor flat
- Lounge-diner and kitchen
- Communal gardens & car park
- Garage
- Excellent opportunity for first-time buyer or Investor

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £115,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
LBH115386 - 0008

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