



Old Ashby Road,
Loughborough



£117,500

- GENEROUS FIRST FLOOR APARTMENT
- LARGER THAN AVERAGE
- ONE DOUBLE BEDROOM
- LIVING DINING KITCHEN
- STYLISH SHOWER ROOM
- OFF ROAD PARKING
- LEASEHOLD
- EPC rating D



This generous larger than average first floor apartment occupies a highly convenient location within walking distance to Loughborough University and on a major bus route serving the town centre and just a short drive from excellent commuter links, specifically the M1 motorway at junction 23.

The property would make a great place for the first time purchaser, student or lecturer studying at the University or those seeking a convenient base for commuting to work.

The apartment is one of four situated above a Spar shop and local hair salon, whereby you access the property through a common ground floor staircase and hallway leading up to the first floor accommodation.

Enter the property through a long hallway with two large storage cupboards and easily accessible loft access providing additional floored storage with light.

The large living dining kitchen has space for a sofa arrangement, dining table and at present fitted breakfast bar. The kitchen offers gas and electric cooker points, plumbing for a washing machine, space for a tumble dryer and dishwasher, plenty of work surfaces along with wood laminate flooring throughout the entire space, ceiling spotlights and cleverly designed tilt and open windows with fitted blinds.

The large double bedroom has plenty of space for wardrobes and just next door is the contemporary styled shower room with corner shower enclosure having a mixer shower, low level wc, vanity style wash hand basin, ceramic tiled flooring, chrome heated towel radiator and window.



The property comes with allocated off road parking for one car situated behind the apartments.

To find the property, proceed from Ashby Road adjacent to Sainsbury's leading out of town and continuing ahead at the Epinal Way roundabout where at the second set of traffic lights you should turn right on to Schofield Road. Turn left at the island on to Old Ashby Road and continue half way along where the property is situated on the right hand side as identified by the agent's 'For Sale' board.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a modern combination boiler located in the kitchen.

FIRST FLOOR HALLWAY 6.28m x 1.17m (20'7" x 3'10")

LIVING DINING KITCHEN 6.50m x 5.59m (21'4" x 18'4")

BEDROOM 4.87m x 2.75m (16'0" x 9'0")

SHOWER ROOM 1.89m x 1.77m (6'2" x 5'10")

SERVICES & TENURE

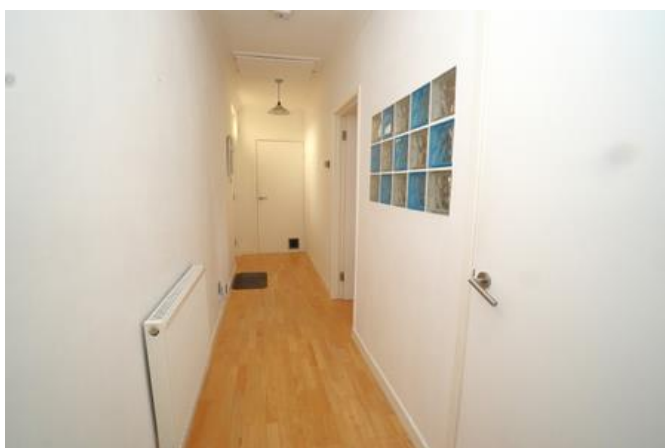
All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. We have been made aware by the present vendor that the lease term is for 999 years with approx 960 left unexpired. Ground rent approx £250 per annum. The managing agent is Freckletons of Loughborough and all of the above should be verified by your acting solicitor. Charnwood Borough Council - Tax Band A.

DISCLAIMER

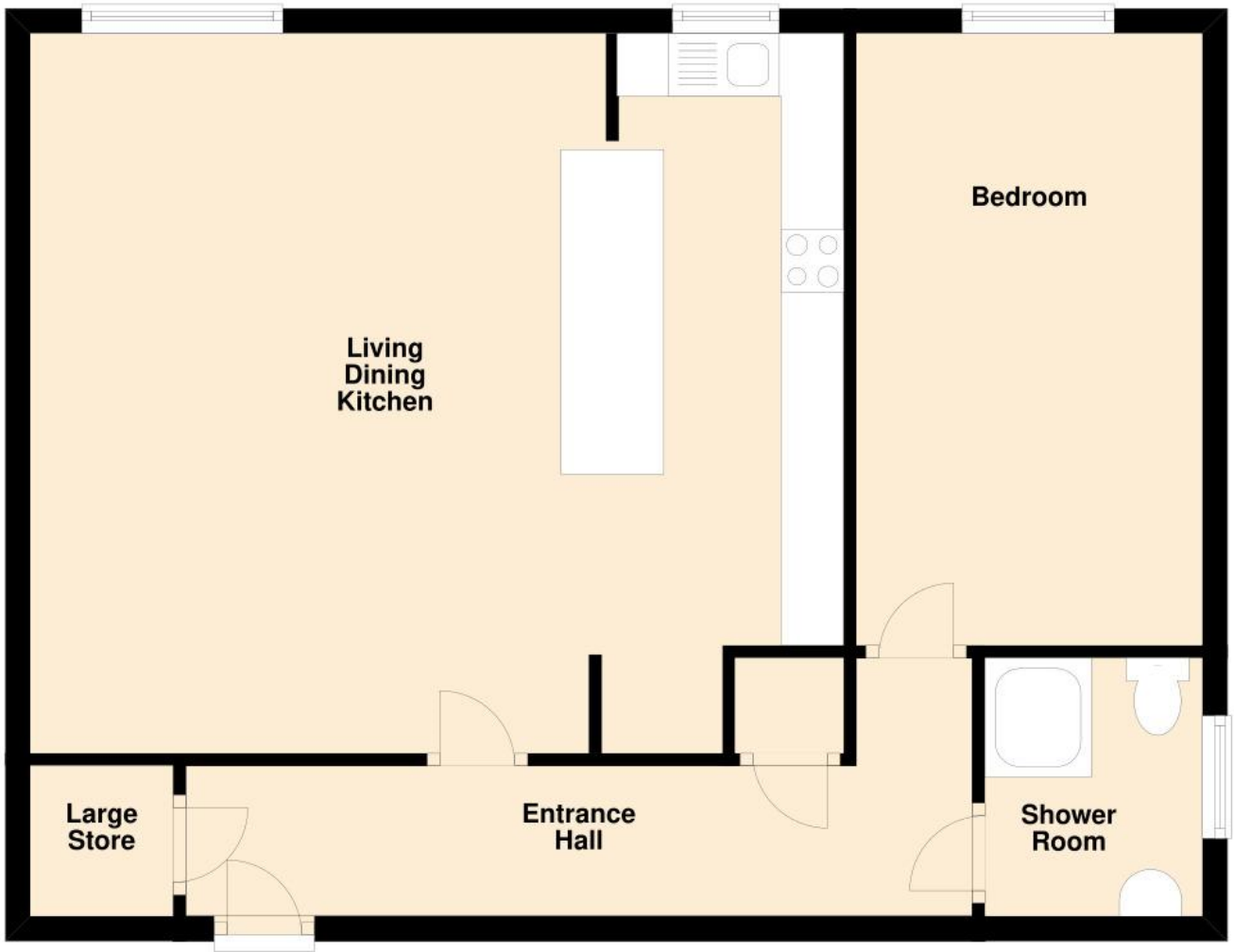
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



Ground Floor





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk