



Ling Road, Loughborough



**£125,000**

- FIRST FLOOR FLAT
- RECENTLY REFURBISHED
- TWO DOUBLE BEDROOMS
- GREAT FIRST PURCHASE
- IDEAL FOR SHARERS
- POTENTIAL INVESTMENT OPPORTUNITY
- LEASEHOLD
- EPC rating D



A recently refurbished first floor flat occupying this highly convenient edge of town location offering quick commuter access nearby and situated amongst local convenience shops and restaurants etc.

The property would make a great purchase for the first time buyer, commuting couple or investor for rental and the property is for sale with no chain.

You can enter either from the front or at the rear with secure electric door access leading to the first floor landing where there is access for this property and one neighbouring. The interior has a contemporary whitewashed feel with brand new wood effect quality laminate flooring, solid oak contemporary grooved internal doors and stylish brushed stainless steel sockets and switches.

Enter into a central hallway and leading to a generous bright and airy lounge having three windows and centred around a focal point Adams style fireplace. There is a modern shaker style kitchen incorporating a dining bar with space for an upright fridge freezer, plumbing for a washing machine and built in stainless steel electric oven, four ring gas hob, extractor and microwave.

There are two double bedrooms making this a great opportunity for sharers and a separate bathroom with white suite, off tap mixer shower, fully tiled walls and chrome heated towel radiator.



**LOUNGE** 4.87m x 4.25m (16'0" x 13'11")

**BREAKFAST KITCHEN** 3.29m x 2.58m (10'10" x 8'6")

**BEDROOM ONE** 3.77m x 3.08m (12'5" x 10'1")

**BEDROOM TWO** 3.75m x 2.49m (12'4" x 8'2")

**BATHROOM** 2.57m x 2.23m (8'5" x 7'4")

### **TO FIND THE PROPERTY**

Proceed from the town centre on Ashby Road turning left at the roundabout on to Epinal Way. Continue to the second roundabout which becomes Shelthorpe, the property is situated on the right hand side on the first floor.



## 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. Lease details to follow. Charnwood Borough Council - Tax Band A. Ground rent £10, service charge £500 per annum.

## 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.



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