



**Pinfold Gardens,
Loughborough**



£85,000

- ONE DOUBLE BEDROOM
- SECOND FLOOR FLAT
- PROPERTY WITH BALCONY
- GAS CENTRALLY HEATED
- DOUBLE GLAZED
- CURRENTLY LET £625 PCM
- LEASEHOLD
- EPC rating C



This spacious one bedroom first floor flat has accommodation spanning 491 square feet when including the balcony which is rather nice to experience outdoor space at first floor.

The property will appeal to the first time buyer, those downsizing or indeed investor. The property is currently tenanted and the passing rent is £625 per calendar month with the tenant responsible for the bills.

Gas centrally heated and double glazed, the layout comprises of a hallway with security entry phone and a useful storage cupboard.

The lounge is an impressive size and is neutrally presented with a double glazed door out to the aforementioned balcony.

The kitchen adjacent has a range of storage cupboard units at base and eye level, generous work surface, plumbing for a washing machine, space for further appliance. A walk in pantry discreetly houses the Worcester combination gas central heating boiler.



The double bedroom has a double fitted wardrobe with cupboards above, the finally the bathroom has a three piece suite with tiled splashbacks, tap mounted shower over the bath and also an additional electric shower.

The flat has a side store upstairs and a lockable storage downstairs ideal for bikes. There is also off road parking.

The property is sold with vacant possession and notice will be served on the tenant if this is required.

Pinfold Gardens is within easy walking distance of the town centre and has proximity also to the railway station and with this sale there is no upward chain.

HALL 1.48m x 3.28m (4'11" x 10'10")

LOUNGE 3.29m x 4.61m (10'10" x 15'1")

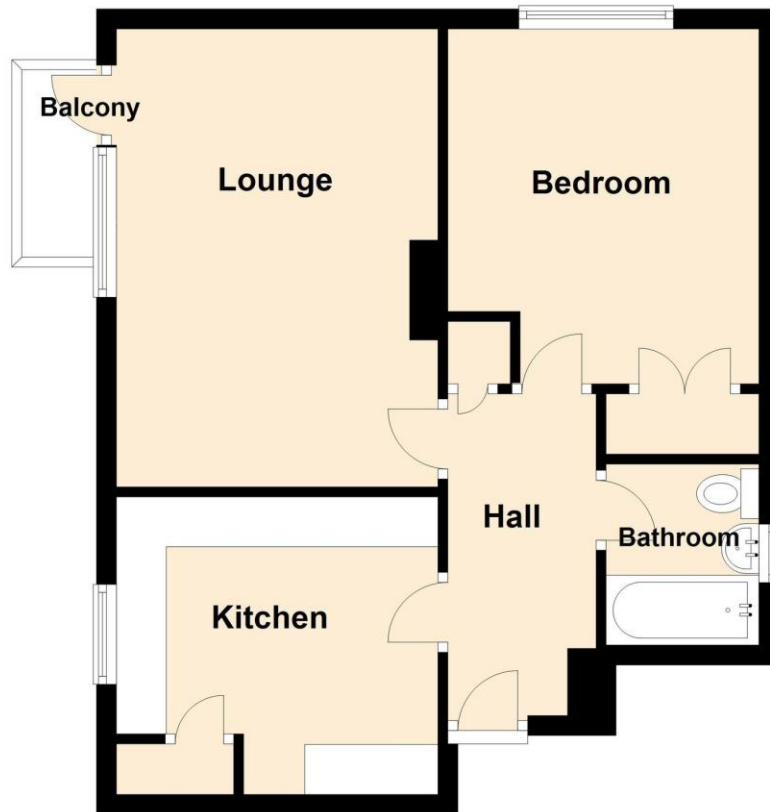
KITCHEN 3m x 3.27m (9'10" x 10'8")

BEDROOM 3.28m x 3.49m (10'10" x 11'6")

BATHROOM 1.58m x 1.9m (5'2" x 6'2")

Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



Total area: approx. 45.7 sq. metres (491.7 sq. feet)

SERVICES & TENURE

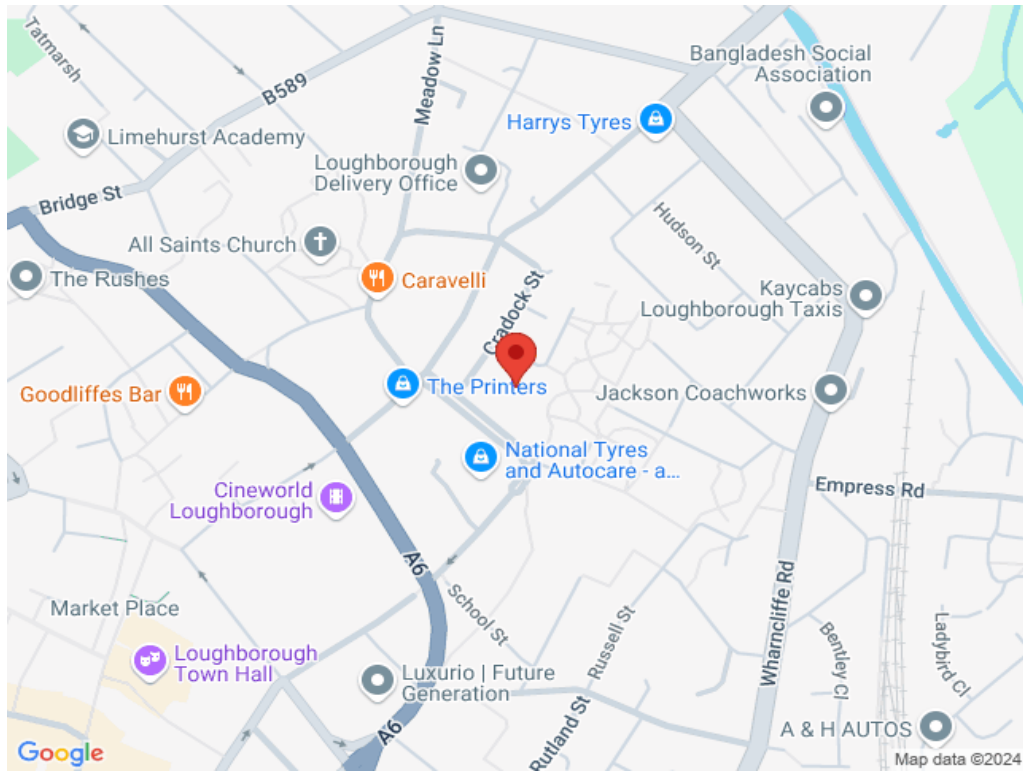
All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion, subject to serving of the correct notices as the property is tenanted. 125 year lease from 20/10/1998 expires 20/10/2121 - Ground rent £20 per annum and service charge £180 per quarter (£720 per annum) approx. 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.



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