



## Toms Court, Kegworth



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**£127,500**

- ONE BEDROOM FLAT
- SPACIOUS ACCOMMODATION
- REFURBISHED PROPERTY
- BRAND NEW SHOWER ROOM
- GAS CENTRALLY HEATED
- DOUBLE GLAZED
- LEASEHOLD
- EPC rating COMING SOON



A rare opportunity to purchase a spacious first floor flat which has been refurbished and is ideal for the first time buyer, professional or perhaps indeed investor. Redecorated throughout with brand new shower room, there is also a modern kitchen, full double glazing and gas central heating via a Gloworm combination boiler.

Initially on entry via the timber patterned glazed composite door is the 'L' shaped hallway with modern radiator and redecorated walls. The lounge is light, bright and airy with a dual aspect having both a side and rear elevation double glazed windows, there are two radiators and four double electrical sockets.

The kitchen has a range of base and eye level cupboard units with a choice of gas and electric cooker points, plumbing for a washing machine.

The bedroom is the same length as the lounge making for a very spacious bedroom which has a built in cupboard with rail and radiator. Two separate cupboards off the hallway, the smaller of which is equipped with shelving and discreetly houses the modern circuit breaker.

The brand new shower room has a mains shower with twin head attachments, marble effect tiles with contrasting dark grouting, hidden cistern WC and wash hand basin with double cupboard beneath, all with tiled splashbacks.





Outside there's a store and the property is sold with no upward chain.

To find the property, head into Kegworth from Loughborough along the A6, from the centre of the village turn left at the traffic lights on to Ashby Road, turn left into Pleasant Place where the property is situated on the right hand side.

## HALL

LOUNGE 4.62m x 3.21m (15'2" x 10'6")

KITCHEN 2.17m x 2.06m (7'1" x 6'10")

BEDROOM 4.6m x 2.9m (15'1" x 9'6")

SHOWER ROOM 2m x 2.01m (6'7" x 6'7")

OUTDOOR STORE 7'3" x 4'3" (2.2m x 1.3m)

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band A.

The property has benefitted from a recent lease extension on the 10/03/19. The lease created was for 125 years from the 11th of March 2019 and therefore will end on the 11/03/2144. The lease length remaining is 119 years. The service charge is .....PA with a ground rent of ..... PA.

## 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

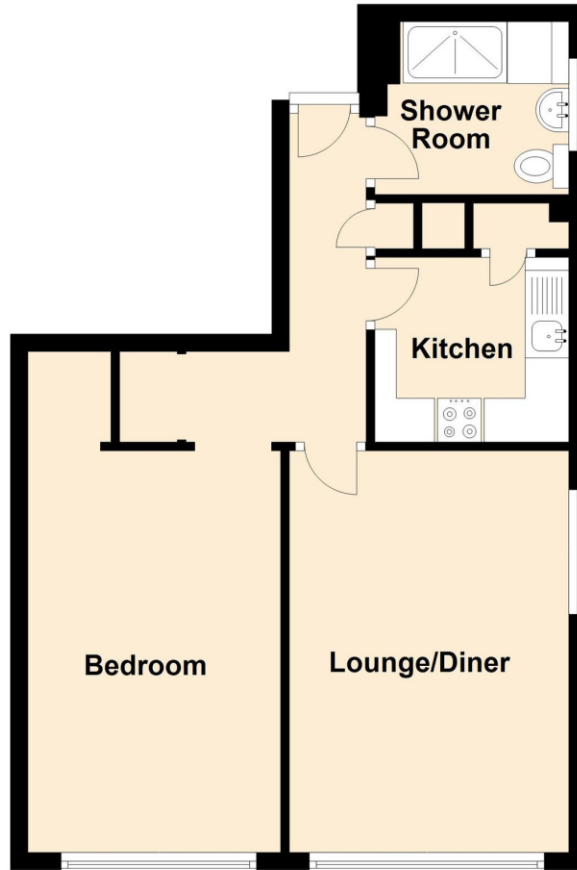
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## Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 sq. feet)





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