



## **DRAFT DETAILS**

**GRIFFIN CLOSE, SHEPSHED,  
LOUGHBOROUGH, LE12 9QQ**



**£ 87,500**

We have the pleasure to introduce on the market this amazing one bedroom flat, located in Shepshead. This ground floor flat is located with close proximity to a local supermarket, a primary school, the community centre and the bus stop for bus number 127 that have an average service every 20 minutes that leads to Loughborough City Centre and Leicester City Centre. With good size rooms and large windows the property briefly comprise of an entrance hall and an inner hall, one double bedroom, a family bathroom, a kitchen, a dining/lounge, a garage, a shed and communal garden. The flat is currently let at £675 per calendar month generating an annual income of £8,100 per annum with a Tenancy Agreement of 1 year starting from the 18/11/2023 and a 6 months break clause. This apartment is the perfect investment for a buy-to-let purchaser or a great occasion for a first-time buyer.

### **THINKING OF SELLING?**

**For a FREE VALUATION of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

### ENTRANCE HALL: 1.25m x 1.09m (4' 1" x 3' 7")

One ceiling light point. Front door. Intercom on the right.

### INNER HALL: 1.91m x 1.85m (6' 3" x 6' 1")

One ceiling light point. One central heating radiator. Carpet fitted.

### LOUNGE/DINER: 5.31m x 3.18m (17' 5" x 10' 5")

One double glazed window facing front, double ceiling light points, one central heating radiator, carpet fitted.

### KITCHEN: 3.12m x 2.13m (10' 3" x 7' 0")

One central heating radiator. One ceiling light point. One double glazed window facing rear. Vinyl floor fitted. Base unit and high level unit. Work surface. One bowl sink with side drainer.

### BEDROOM 1: 3.23m x 2.67m (10' 7" x 8' 9")

One ceiling light point. One central heating radiator. Carpet fitted. One double glazed window facing rear. One in wall cupboard.

### BATHROOM: 2.06m x 2.21m (6' 9" x 7' 3")

One double glazed window facing rear. Unit shower over. WC. Wash hand basin. Fully tiled wall on shower corner. Vinyl floor. One single ceiling light point.

### DIRECTIONAL NOTE:

From M1 motorway take the exit for Loughborough/Shepshed on junction 23. Follow Indication for A512. At the roundabout take the first exit for Ashby Road E/A512. Proceed on A512 until Charnwood Road. Turn right on Charnwood Road. Turn left on Anson Road and then turn right on Griffin Close. Proceed forward for about 0.3miles





### **SERVICES:**

Freckletons have not tested the services and appliances and interested parties should make their own investigations. We understand that mains Electricity, Gas and Water Drainage services are connected to the property.

### **TENURE/POSSESSION:**

We understand the property to be leasehold and subject to an Assured Shorthold Tenancy will be given upon completion of the sale. Original lease for a duration of 125 years to 01.06.2109 (86years left). Service fee currently £135.75pcm payable to Freckletons; reviewed annually.

### **LOCAL AUTHORITY:**

Charnwood Borough Council, Southfields, Loughborough 01509 263151

### **PURCHASE PROCEDURE:**

Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

### **MONEY LAUNDERING:**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

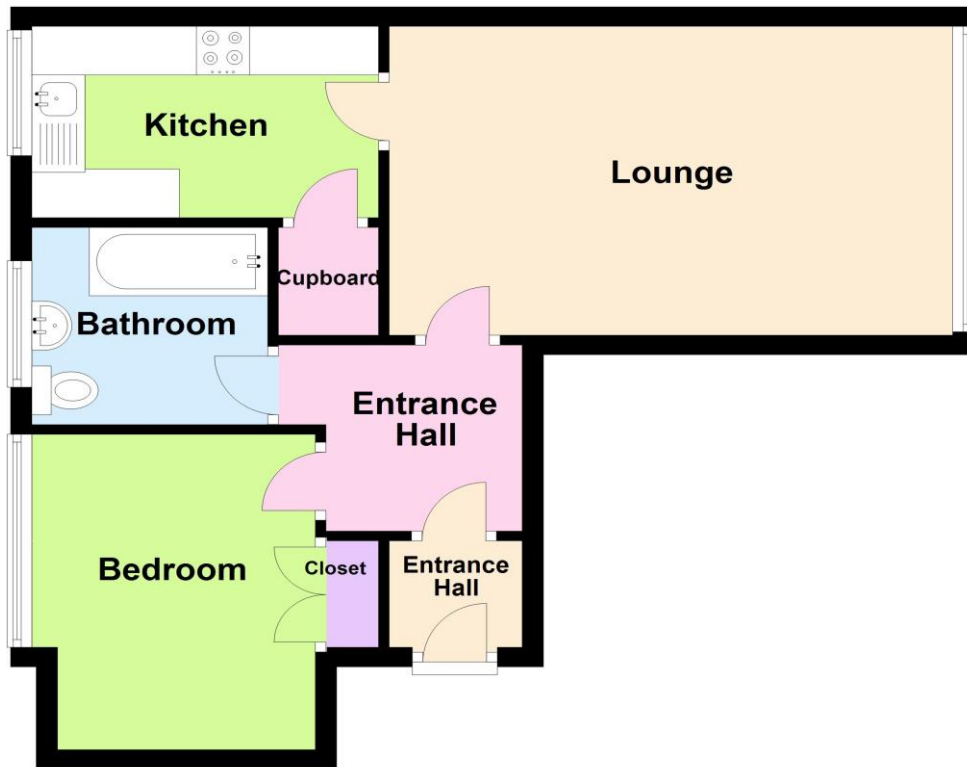
**VIEWING:** Strictly by prior appointment through ourselves.

### **IMPORTANT NOTE:**

All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 20<sup>th</sup> October 2023. We are members of The Property Ombudsman scheme



## Floor Plan



### Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 29 Griffin Close<br>Sheffield,<br>LOUGHBOROUGH<br>LE12 9QQ | Energy rating<br><b>D</b> | Valid until: 21 November 2030<br>Certificate number: 9113-3900-7209-1080-5204 |
|--|---------------------------|---|

Property type

Ground-floor flat

Total floor area

43 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst). The lower the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60