



DRAFT DETAILS

SOVEREIGN COURT, LOUGHBOROUGH, LEICESTERSHIRE



£122,500

Located in Loughborough town centre, this third floor flat has much to offer. In short the property comprises of an Entrance Hall, Lounge/ Kitchen, Two double Bedrooms, Bathroom and a built in storage cupboard. With its own allocated parking space in a gated car park. The property is situated in the vicinity of Loughborough University and the town centre. Energy Performance rating C.

THINKING OF SELLING?

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

Residential Sales

ENTRANCE HALL: 3.3m x 1.12m (10' 10'' x 3' 8'') extending to 0.0m x 3.48m (0' 0'' x 11' 5'') Gas radiator along with two ceiling light points. Access to all rooms from the hallway.

LOUNGE/KITCHEN: 6.93m x 3.0m (22' 9'' x 9' 10'') three ceiling light points, two radiators and UPVC double glazed window facing rear. Fixed units both wall mounted and ground level. Hob/Oven, sink and washing machine installed. Wooden floor boarding and concrete slabbing.

BEDROOM 1: 2.39m x 3.71m (7' 10'' x 12' 2'') UPVC double glazed window facing rear, ceiling light point and gas radiator. Wooden floor boarding installed.

BEDROOM TWO: 3.84m x 2.44m (12' 7'' x 8' 0'') UPVC double glazed window facing rear, ceiling light point and gas radiator. Wooden floor boarding installed.

BATHROOM: 2.29m x 1.96m (7' 6'' x 6' 5'') Bath with shower installed over head, W/C and a hand wash basin. Full height tiled walls surrounding the bath and shower.

STORAGE: Installed with hooks to hang items, tiled floor and a sloped ceiling.



SERVICES: Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

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.

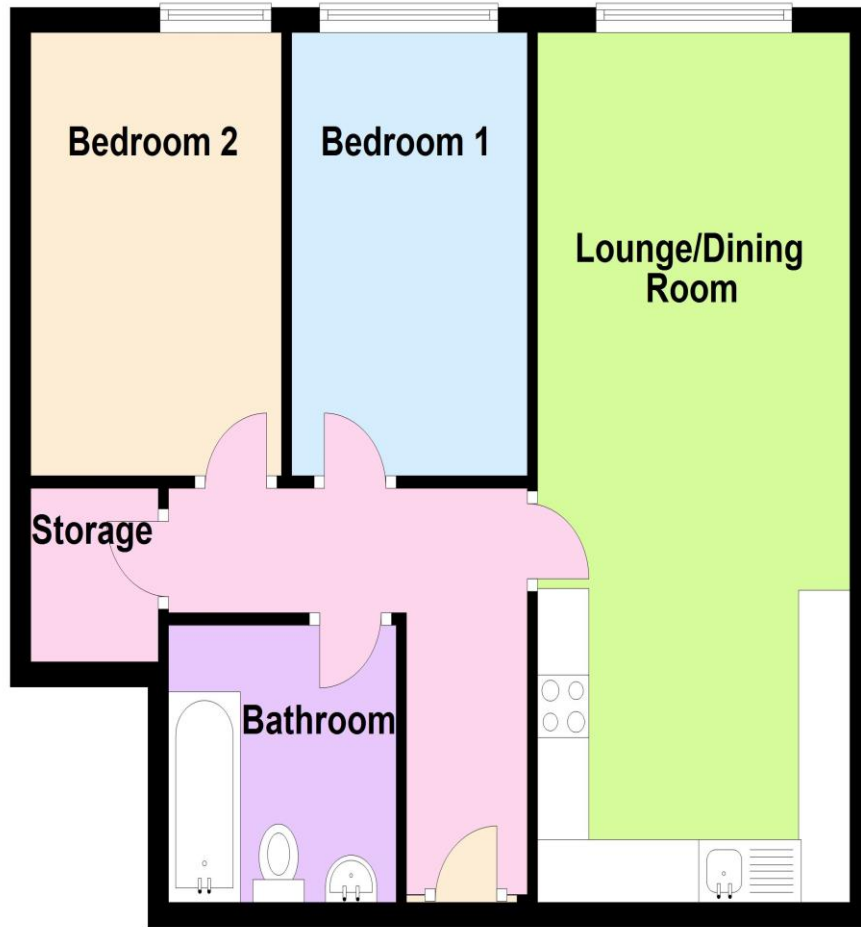
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 10th of July 2024 We are members of The Property Ombudsman scheme.



Ground Floor



Energy performance certificate (EPC)

31 Sovereign Court Valent Street LOUGHBROUGH LE11 2FL	Energy rating C	Valid until: 12 May 2029 Certificate number: 6102-3105-6028-4786-9913
--	---------------------------	--

Property type: Top-floor flat

Total floor area: 56 square metres

Rules on letting this property

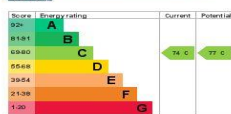
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions>).

Energy rating and score

This property's energy rating is C. 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) and a score. The better 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