



DRAFT DETAILS

**HOLLAND CLOSE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1EF**



£110,000

Set within walking distance of Loughborough Town Centre, in close proximity of Loughborough train station and easy access to local commuter routes. Situated, in this purpose built development with maintained communal grounds and areas, this top floor apartment set on the second storey, offers accommodation to include: one bedroom, a kitchen, lounge, a shower room and benefits from its' own allocated parking space. 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: Storage heater, single ceiling light point and access to the boiler cupboard.

LOUNGE/DINER: 4.17m x 3.86m reducing to 2.97m (13' 8" x 12' 8" reducing to 9' 9") Including a storage heater, two ceiling light points and UPVC double glazed windows facing the front elevation.

KITCHEN: 3.86m x 2.11m (12' 8" x 6' 11") Comprising of a range of base and eye-level units with role edge work surfaces and stainless steel sink with a side drainer and mixer tap over. Built-in appliances to include oven with hob and extractor over, plumbing for washing machine, fridge and freezer. Three ceiling light points and UPVC double glazed windows facing the front elevation.

BEDROOM: 3.86m x 3.53m (12' 8" x 11' 7") UPVC double glazed windows facing the rear, single ceiling light point and electrical heater.

BOILER/ STORAGE CUPBOARD: Boiler and wooden shelving below for storage use.

SHOWER ROOM: 2.44m reducing to 0.94m x 2.44m (8' 0" reducing to 3' 1" x 8' 0") Comprising of a walk-in shower cubicle, W/C and hand wash basin. Ceiling light point and UPVC double glazed windows to the rear elevation.

SERVICES: We understand that Electricity and water mains are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.



TENURE/POSSESSION:

We understand the property to be leasehold and vacant possession will be given upon completion of the sale. Original Lease for a period of 125, which commenced on 1/4/2007. Service fees currently £101.32p.c.m and ground rent of £8.33p.c.m payable to Kingsdale UK Limited. Lease

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151. Council Tax Band A.

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 30th October 2024. We are members of The Property Ombudsman scheme.



Ground Floor



Energy performance certificate (EPC)

Address and location	Energy rating	Current	Potential
100-100	C	78.0	81.0

Property type

Top floor flat

Total floor area

40 square metres

Rules on letting this property

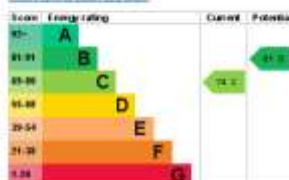
Private leasehold flats have an energy rating from E to G.

The new EPC regulations will be in force from 1st June 2022. Properties with an energy rating of E or below will need to be upgraded to at least a D by then.

Energy rating and score

This property's energy rating is C, which is equivalent to a score of 78.0.

Source: [Energy Rating and Score \(EPC\) calculator](#)



We push across the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst). The better the rating, the lower the energy bills and the better the environment.

For example, in England and Wales:

- The average energy rating is C
- The average energy score is 70

Breakdown of property's energy performance

Features in this property