



DRAFT DETAILS

CROWN APARTMENTS, LOUGHBOROUGH, LEICESTERSHIRE



£160,000

The apartment features a spacious lounge area that flows seamlessly into the kitchen, creating an open and functional living space. A private balcony is accessible from the living area, providing an outdoor space for relaxation. The master bedroom includes an ensuite, while the second bedroom offers flexibility for use. The family bathroom is conveniently located to serve the needs of the household. The property includes one allocated parking spaces inside of a gated car park. This 2-bedroom apartment provides a practical layout in a convenient location, with easy access to the town centre and local commuter routes. 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: Comprises of a ceiling light point and a radiator.

LOUNGE/DINER: 4.85m x 3.38m (15' 11" x 11' 1"): Comprising of UPVC Double glazed windows and French doors that lead to the balcony. Ceiling light point and a radiator. Open plan leading the kitchen.

KITCHEN: 5.23m x 1.7m (17' 2" x 5' 7"): Comprising of base and eye level units that consist of a sink with drainage to the side, an in set oven/hob, space for a fridge/freezer and a washing machine. A ceiling light point, a radiator and a UPVC Double glazed window facing the rear of the property.

BEDROOM 1: 4.29m x 2.79m (14' 1" x 9' 2"): UPVC Double glazed window facing the side of the property, ceiling light point, and a radiator.

BEDROOM TWO 4.14m x 2.87m (13' 7" x 9' 5"): UPVC Double glazed French doors with a Juliette balcony facing the side of the property, ceiling light point, a radiator and a walk-in wardrobe.

EN SUITE 1.4m x 1.65m (4' 7" x 5' 5"): Comprises of a W/C, hand wash basin, walk-in shower, ceiling light point and a towel wrack radiator.

BATHROOM 1.7m x 2.11m (5' 7" x 6' 11"): Comprises of a W/C, hand wash basin, bath with shower over, ceiling light point and a heated ladder effect towel rail. Tiled walls at full height.



SERVICES: Comprise of electricity and water. 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. Current service charge for 2025/26 is £1027.40 per annum and a ground rent of £50.00 per half year. The lease on the building commenced on 1st April 2006 for a period of 125 years (106 years remaining).

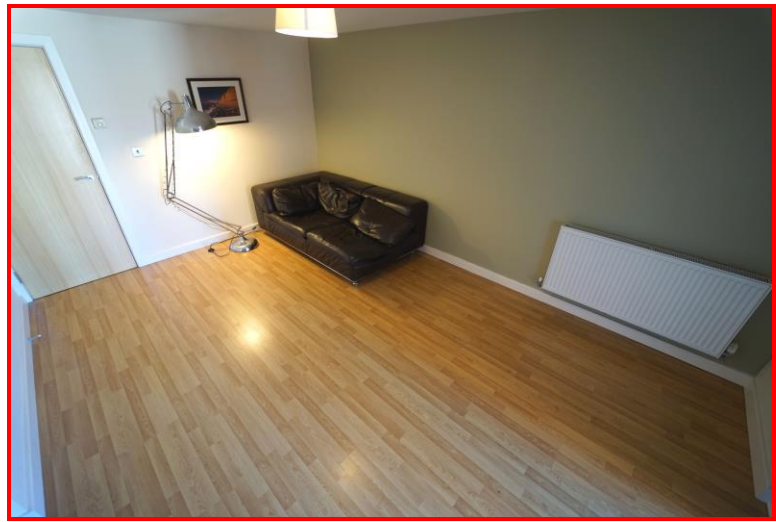
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

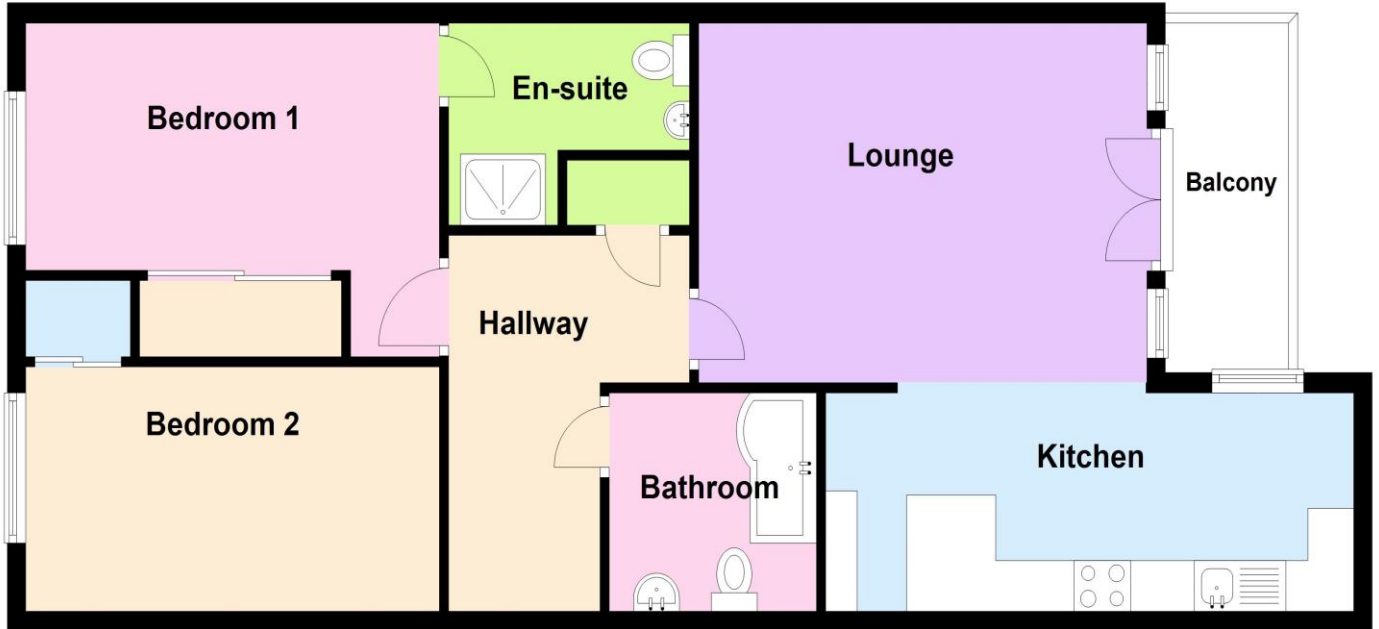
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 25th March 2025. We are members of The Property Ombudsman scheme.



Ground Floor



Energy performance certificate (EPC)			
APARTMENT 7 GUYSON PARK APARTMENTS GUYSON STREET LONDON N16 7AA	Energy rating C	Valid until 21 February 2021	Certificate number 4008-1222-9000-1161-1206
Property type Mid-floor flat			
Total floor area 63 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-london).			
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	