

49 High Meadow, Hathern, LE12 5HW

£750

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# Property at a glance

- Large Accommodation
- Shower Room
- One double bedroom
- . Council Tax Band\*: B

- · Refurbished throughout
- · Countrystyle kitchen
- Shared Rear Garden
- Price: £750

## Overview

Situated in the favoured village of Hathern, with ease of access to the M1 road network, East Midlands Airport and the town of Loughborough, this one bedroom ground floor flat has been refurbished to a high standard. Internally there is an entrance porch, lounge, fitted cottage style kitchen and large double bedroom with patio doors leading to the rear garden. Available now. Internal viewing essential.

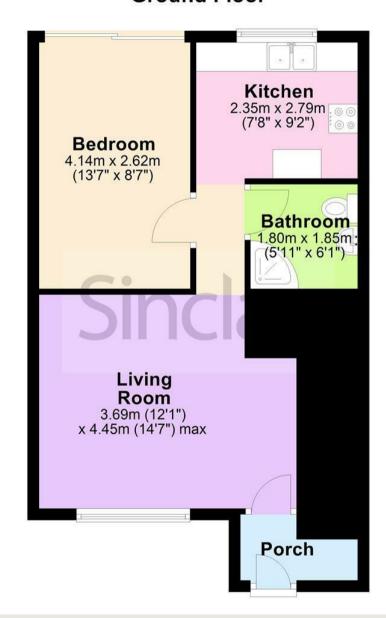
Please note that the drying area at the end of the garden is used by the occupier in the upstairs flat and access to it must be available at all times.

## Location\*\*



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

## **Ground Floor**





Detailed Accommodation	
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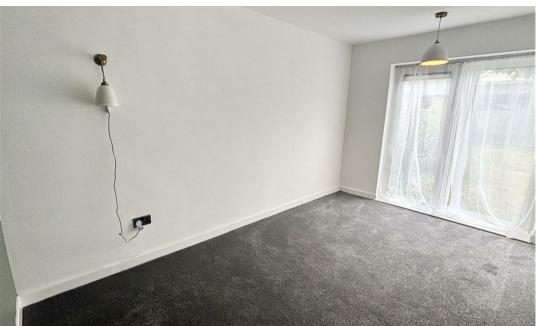
















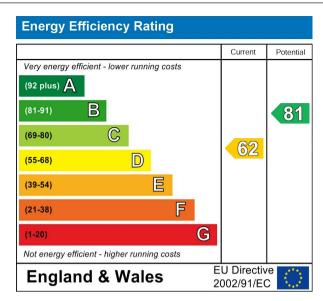
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

#### **Fixture & Fittings**

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

#### **Special Note To Buyers**

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

- \* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
- \*\* All distances have been taken from Google maps and must be taken as approximate.

#### **Photographs**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### **Money Laundering**

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### Tenure

We are advised by the vendor(s) that the premises are



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