



Sinclair

26A Church Gate, Loughborough, LE11 1UD

£715

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Property at a glance

- Town Centre Location
- Open plan living and kitchen
- No parking available
- Council Tax Band*: A
- One Bedroom
- First Floor
- Single occupancy only
- Price: £715

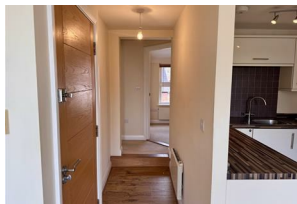
Overview

Within ease of access to Loughborough's vibrant town centre, bus routes and the train station, this first floor one bedroom flat is neutrally decorated providing modern accommodation which comprises: entrance hall, double bedroom with en-suite shower room and an open plan living kitchen. Please note that there is no parking with the property.

Available early May. Viewing essential.

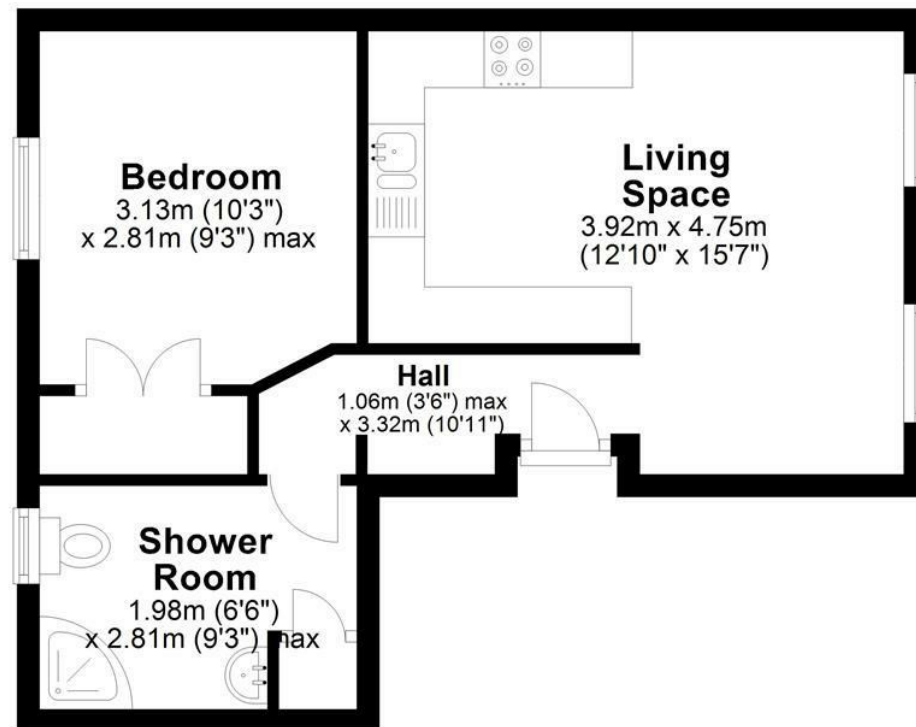
Single occupancy only.

Location**



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

First Floor



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Detailed Accommodation

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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Photographs

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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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairstateagents.co.uk/referral-fee-disclosure

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Thinking of Selling?

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