



The Print House Woodgate, Loughborough

welcome to

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This studio apartment with ensuite shower room is situated within a popular student block within Loughborough town centre is a perfect opportunity for any investment purchaser. Located within excellent reach of local shops, amenities and bus routes.

Entrance

Communal door to front with stairs and lift to upper floors.

Bedroom

17' 3" x 8' 5" (5.26m x 2.57m)

Double glazed window, fitted storage units, shelves, desk and freestanding bed, wardrobe, fridge, microwave, television point, electric heater and door to shower room.

Shower Room

Shower cubicle, low level WC, wash hand basin, heated towel rail and extractor fan.

Communal Area

Communal kitchen and outdoor seating area.

Notes

The images used within these property particulars are of a similar room however are not the exact property - rooms may vary.





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The Print House Woodgate, Loughborough

- Popular investment block
- Situated in Loughborough town centre
- En-suite room
- Close to local amenities
- Communal kitchen

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£34,000

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Property Ref:
LBH112511 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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