



Barnsdale Close,
Loughborough



Shared ownership £55,000

- GROUND FLOOR FLAT
- LOCAL AMENITIES
- BUS ROUTES NEARBY
- CLOSE TO TOWN CENTRE
- FULLY ELECTRIC
- UPVC DOUBLE GLAZED
- LEASEHOLD
- EPC rating E



This spacious, affordable and accessible ground floor two double bedroom apartment is situated within a popular waterside complex close to the town centre, approximately a five minute walk away. Offered at a 50% shared ownership with Riverside Housing Association, the property presents an affordable opportunity for buyers looking to step onto the property ladder, rent for the remaining 50% is £358.18. There are approximately 76 years remaining on the lease.

The apartment benefits from allocated parking, uPVC double glazing throughout and an all-electric heating system.

Initially on entry, the hallway provides access to the principal rooms and useful storage. The accommodation is well laid out and offers well-proportioned rooms throughout.

A particular feature of the property is the open plan living kitchen, creating a sociable and practical main living space. The living area flows into the kitchen, which offers fitted units and space for appliances. While perfectly serviceable, the property would benefit from a programme of modernisation and cosmetic updating, allowing a purchaser to improve and personalise to their own taste.

The main bedroom is a generous double room, with the second bedroom also being a true double in size, offering flexibility for guests, a home office or sharers. The bathroom serves the apartment and, like the rest of the property, would benefit from updating.



Location

The development is especially popular due to its waterside setting and peaceful position away from the main road, while still being conveniently close to local amenities and the town centre.

The property would make an excellent purchase for professionals, first-time buyers or investors alike.

Directions

From the town centre, head north along Swan Street, continuing onto The Rushes and then Derby Road. Turn right into Barnsdale Close, where the property entrance is found on the left.

LOUNGE/ DINING 6.91m x 3.44m (22'8" x 11'4")

BEDROOM ONE 4.72m x 2.97m (15'6" x 9'8")

BEDROOM TWO 3.5m x 2.32m (11'6" x 7'7")

BATHROOM 2.09m x 3.38m (6'11" x 11'1")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B. 50% shared ownership, rent is £358.18 for the remaining 50%. Service charge approx £1200 per annum including ground rent.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

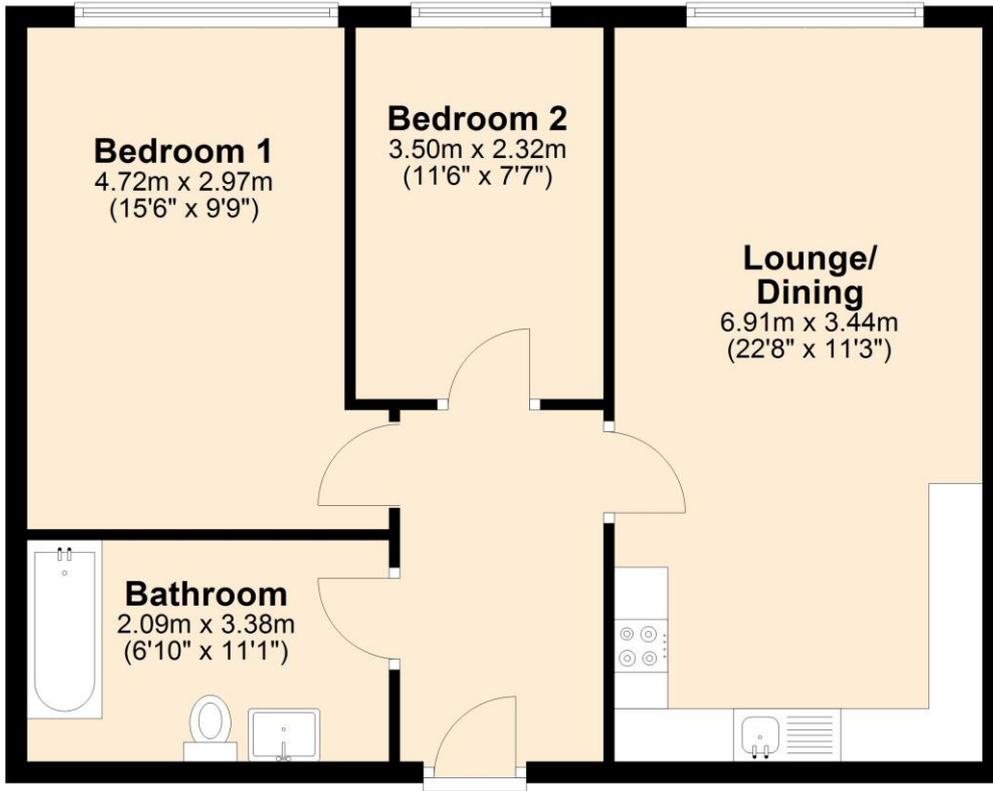
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

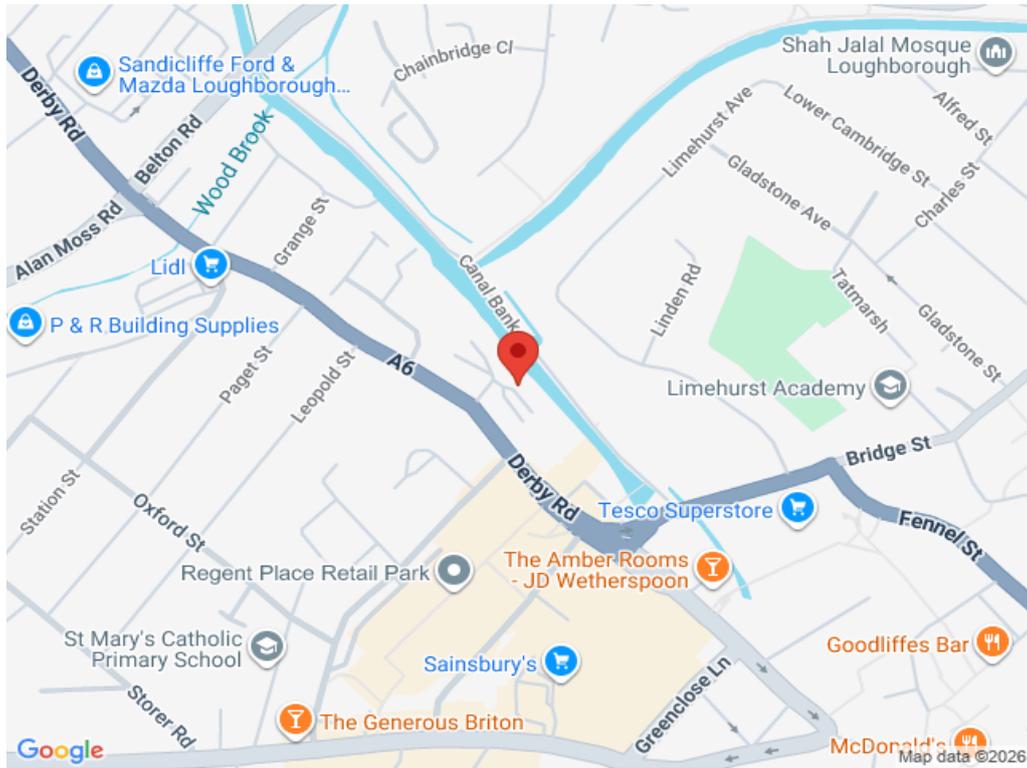


Ground Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 sq. feet)



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