



The Printhouse Woodgate, Loughborough

welcome to

The Printhouse Woodgate, Loughborough

****CASH INVESTORS ONLY**** A studio apartment with an ensuite shower room and shared kitchen, is situated within a popular student block and is within excellent reach of Loughborough Town Centre, local shops, useful amenities, Loughborough University and bus routes.

Entrance

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

Bedroom

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

PLEASE NOTE - 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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- 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: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£25,000

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Property Ref:
LBH113210 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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