goodmove

33B Griffin Close, Loughborough, LE12 9QQ
Offers in excess of £70,000

Goodmove present this a well-proportioned two bedroom top-floor apartment situated in a popular residential development in Shepshed, offering an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation would benefit from some updating, making this an ideal purchase for a first-time buyer, investor or anyone looking for a property with potential to improve and add value.

The apartment offers a welcoming entrance, a spacious living area, a fitted kitchen, two bedrooms and a bathroom. Being positioned on the top floor, the property benefits from a degree of privacy and pleasant views

Externally, the property is set within well-established communal grounds and a garage.

Situated in Shepshed, the property is conveniently located for local shops, schools and amenities, with excellent road links providing easy access to Loughborough, Leicester, Derby and the M1 motorway.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.

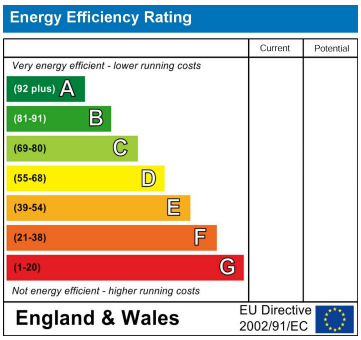
Leasehold Information

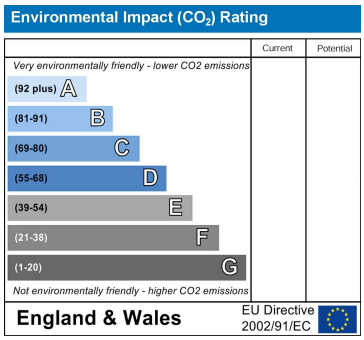
82 years remaining on the lease
Ground rent: £10 per annum
Maintenance charge: £1847 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





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