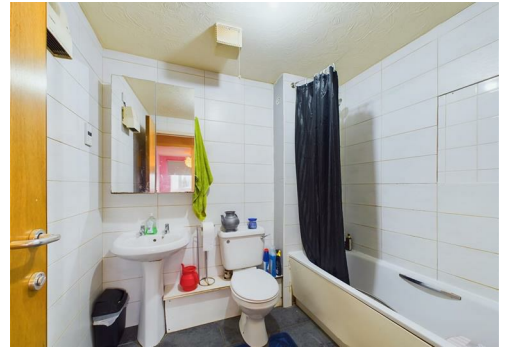
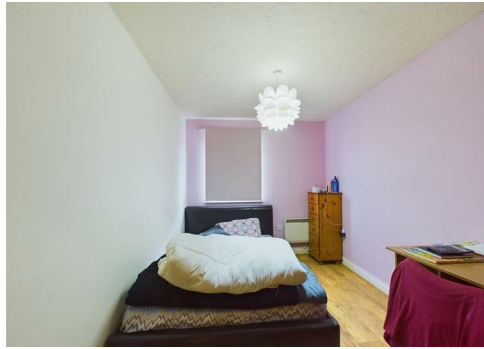


# NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



## Sovereign court, Loughborough, LE11 2TL

### £114,950

IDEAL BUY TO LET (8% RETURN) OR RESIDENTIAL PURCHASE

Experience the perfect blend of comfort and convenience in this modern TWO bedroom MODERN apartment, ideally situated within walking distance to the vibrant Loughborough town centre.

Being currently let on a periodic tenancy at £800 per calendar month, this property represents a fantastic opportunity for investors or future homeowners seeking a turnkey solution in a sought-after location.

The apartment boasts an open-plan lounge/diner and kitchen area, providing a spacious and welcoming environment for both relaxing and entertaining. Natural light floods the space, highlighting the modern finishes and well-thought-out layout. Two Double Bedrooms: Comfort is paramount with two generously sized double bedrooms, offering ample space for personal furnishings and storage. Three piece bathroom suite.

Allocated parking within secure area.

Not to be missed!

# Sovereign court, Loughborough, LE11 2TL

## Entrance Hall

Electric heater and walk in cupboard.

## Open Plan Kitchen Living Diner

Upvc window to side and electric heater. TV and telephone points.

## Kitchen area

An extensive range of fitted cupboards, built in oven, hob extractor hood, single drainer sink and plumbing for a washing machine.

## Bedroom One

Upvc window to side and electric heater.

## Bathroom

3 piece suite with low level wc, pedestal wash hand basin, panelled bath with electric shower.

## Bedroom Two

Upvc window to side and electric heater.

## Tenure

Leasehold

Lease Term is 999 years form the first day of October 2002

Service charge is currently £1,082.00 pounds annually on a half yearly basis

Ground Rent is £50 a year to E and M Ltd

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





**NICK HUMPHREYS**  
SALES LETTINGS AGENTS  
SINCE 1988

Approximate total area<sup>(1)</sup>  
583.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	