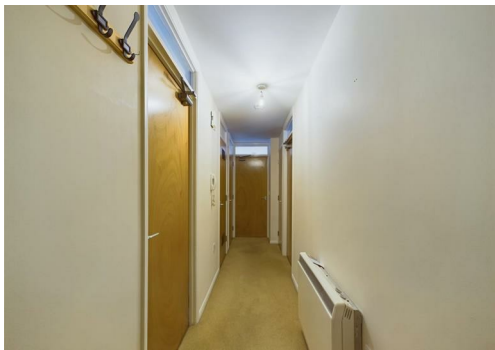




Barnsdale Close, Loughborough, Leicestershire LE11 5AN

£149,950

Nestled in the desirable location of Barnsdale Close, Loughborough, this charming apartment presents an excellent opportunity for both first-time buyers and savvy investors alike. The property features a welcoming entrance hall that leads into a bright and airy open plan lounge and kitchen area, boasting dual aspect views that fill the space with natural light.

With two generously sized double bedrooms, this apartment offers ample room for comfortable living. The spacious three-piece bathroom suite is well-appointed, providing a perfect retreat for relaxation.

Additionally, the property benefits from parking for two vehicles, a rare find in such a convenient location. As a leasehold property, it presents a fantastic investment opportunity, whether you are looking to enter the rental market or seeking a new home. The property is held on a 125 year lease from 1/1/2003 with 103 years remaining, service charge is approximately £1100 per annum and ground rent £75 per annum.

This apartment is ideally situated, offering easy access to local amenities and transport links, making it a perfect choice for those seeking a blend of comfort and convenience. Do not miss the chance to view this delightful property, which promises to be a sound investment for the future.

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Common Entrance

Shared entrance with the rest of the apartments in the block. Stairs to the front door of the property.

Entrance Hall



Light point, smoke alarm, two storage cupboards, carpeted, intercom phone from outside and electric heater.

Open Plan Living Kitchen 11'10" x 15'7" (3.61 x 4.75)



With an extensive range of modern fitted cupboards and worktops.

Lounge Area



Window and french doors with Juliet balcony that overlooks the grand union canal, laminate flooring, TV, telephone point and electric heater.

Kitchen Area



Window to the rear and side over looking the grad union canal, light points, laminate flooring and breakfast bar.

Fully fitted kitchen with a full range of wall and base units, built-in electric oven, hob and extractor, one and half stainless steel sink and drainer, fridge freezer which is included in the sale and plumbing for washing machine. Tiled splash backs to the base units.

Bedroom One 9'6" x 16'4" (2.90 x 4.98)



Window to the rear, light point, electric heater, TV and telephone point.

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Bathroom



Opaque window, light point, lino flooring, heathed towel rail, wall heater and shaver point.

Bath with mixer shower above, low flush WC and wash hand basin. Part tiled walls throughout.

Bedroom Two

11'2" x 9'4" (3.40 x 2.84)



Window to the rear, light point, electric heater.

Outside



Having two covered car parking space, bike and bin store.

Location

Barnsdale Close is located off Derby Road a short walk from Loughborough Town Centre.

Leasehold Information

125 year lease from 1st January 2003

£75.00 PA Ground Rent

£1100 (approx)PA Service Charge

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact Ben, David, Henry or Julie at our office to arrange your viewing. All viewings are by appointment only.

Call us today to book your appointment.

Services

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

Free 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.

Internal Photographs

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

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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

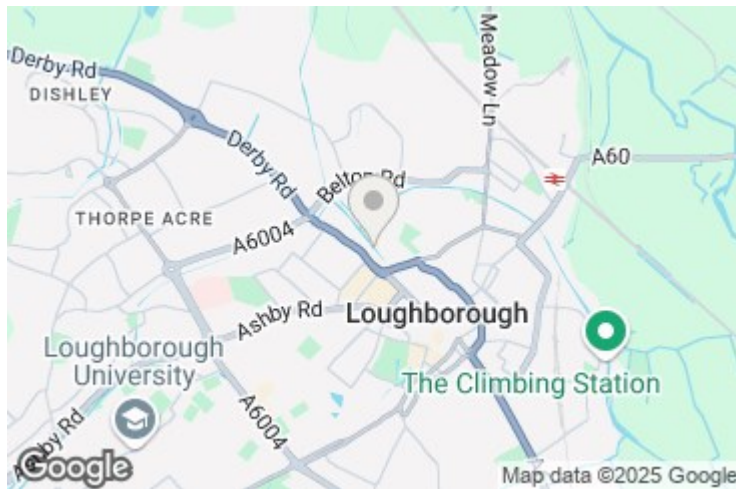
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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.

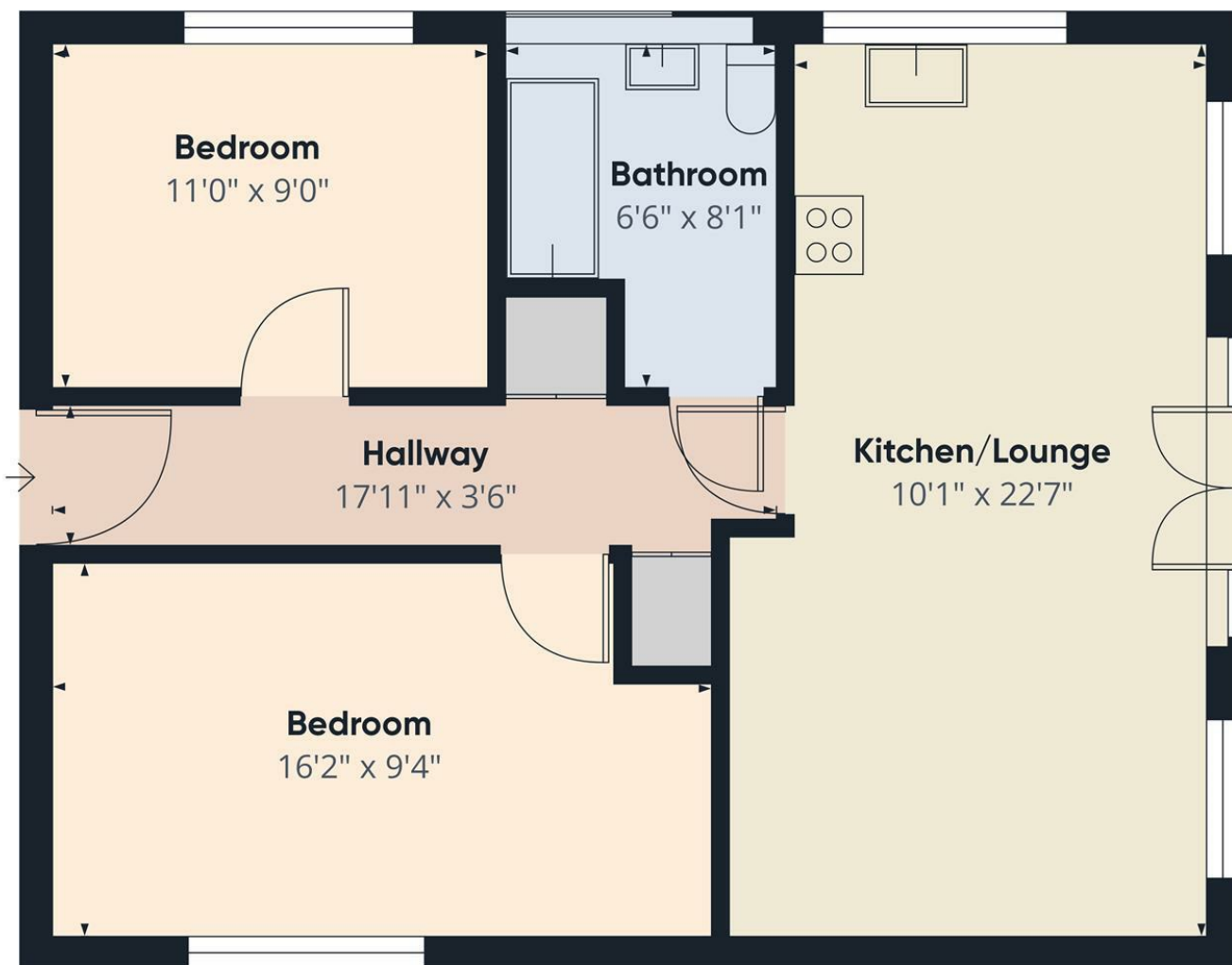
Hours Of Business

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

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leicestershire, LE11 2TU.





Approximate total area⁽¹⁾
615.27 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	