



DRAFT DETAILS

**121A GRIFFIN CLOSE, SHEPSHED, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 9QQ**



PRICE: £84,500

Offered to the market with a tenant currently in situ, this one bedroom, first floor maisonette is situated within the popular village of Shepshe and within close proximity to local amenities. Offering unfurnished accommodation, the property benefits from UPVC double glazing throughout. The accommodation briefly comprises of a lounge/diner, kitchen, double bedroom and family bathroom. The property also has access to a garage that is located in close proximity to the maisonette. The property has recently been let and achieved a rental figure of £460 P.C.M. With this in mind, the property would be ideal for a buy to let investor or a first time buyer. Viewing is advised to appreciate the space of the accommodation on offer. Energy Rate D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: UPVC Door to front elevation. Staircase rising to first floor accommodation. UPVC double glazed window to side elevation. Ceiling light point. Two storage cupboards off the hallway. Doors through to:

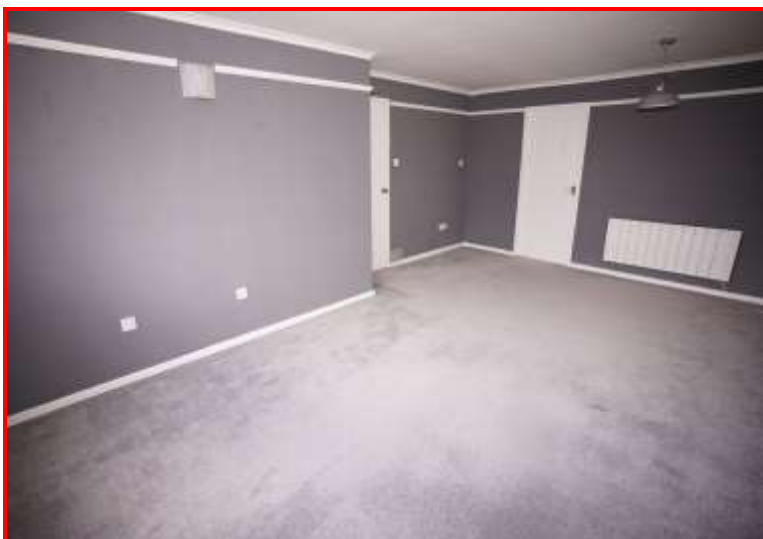
LOUNGE: 5.97m x 3.79m (19' 7'' x 12' 5'') UPVC double glazed window to rear elevation. Ceiling light point. Door through to:

KITCHEN: 3.79m x 1.8m (12' 5'' x 5' 11'')
Comprising of a range of base and eye level units and roll edge work surface with inset sink and side drainer. Space for inset oven and hob, fridge and washing machine. UPVC double glazed window to front elevation. Ceiling light point. Cupboard housing the properties immersion heater.

BEDROOM 1: 3.15m x 3.1m (10' 4'' x 10' 2'') UPVC double glazed window to rear elevation. Ceiling light point.

BATHROOM: 2.26m x 1.58m (7' 5'' x 5' 2'')
Comprising of a 3 piece suite to include Bath with electric shower over, wash hand basin and WC. UPVC double glazed window to front elevation. Ceiling spot light.

OUTSIDE: Access to communal green areas. Included with the property is use of a garage with up and over door.



SERVICES: We understand mains Electricity, Water and Drainage services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: The property is leasehold and will be sold with vacant possession. A 125 year lease was granted on the 1st June 1984 currently leaving 87 years. The service charge is £150.74 per quarter and £10 paid annually for the ground rent. The Management Company are in the process of drawing up an extended lease proposal which is anticipated to be circulated in the middle of February 2022.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. 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 them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 7th January 2022. We are members of The Property Ombudsman scheme.

