

# Osier Fields

East Leake, Loughborough, LE12 6QG



Offered to market with no upward chain in the highly desirable village of East Leake, this well-appointed first floor apartment is well placed within the village, benefiting from allocated parking.

Guide Price £140,000

John German 

Positioned within walking distance of the local amenities, including shops, cafes, pubs and green space, this superbly appointed and spacious apartment boasts two bedrooms, open plan living space and a bathroom with separate shower.

Located on the first floor, the lobby is accessed from the car park where the apartment has an allocated parking space.

The lobby is intercom controlled, with a central staircase rising to the first floor and giving access to the apartment.

Centrally positioned, the hallway has doors off to the bedrooms, bathroom and living area.

Both of the bedrooms are well proportioned, with bedroom one having direct access to the bathroom, comprising a white suite with bath, enclosed shower cubicle, low level WC and hand wash basin.

The open plan living space has dual aspect double glazed windows and is a fantastic size. An archway separates the living area from the kitchen, which is appointed with a range of storage units with work surface over. Integrated appliances include an oven, gas hob, overhead extractor and washing machine, with further appliance space for a fridge.

Osier Fields is just a short walk from Meadow Park as well as the Leisure centre. The village is well placed for commuters with Nottingham, Leicester and the university town of Loughborough within easy reach.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

A 999 year lease commenced on the 1st January 2004. (Approx 980 years remaining). Service charge approximately £156.11 is payable monthly. Ground rent £150 per annum.

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

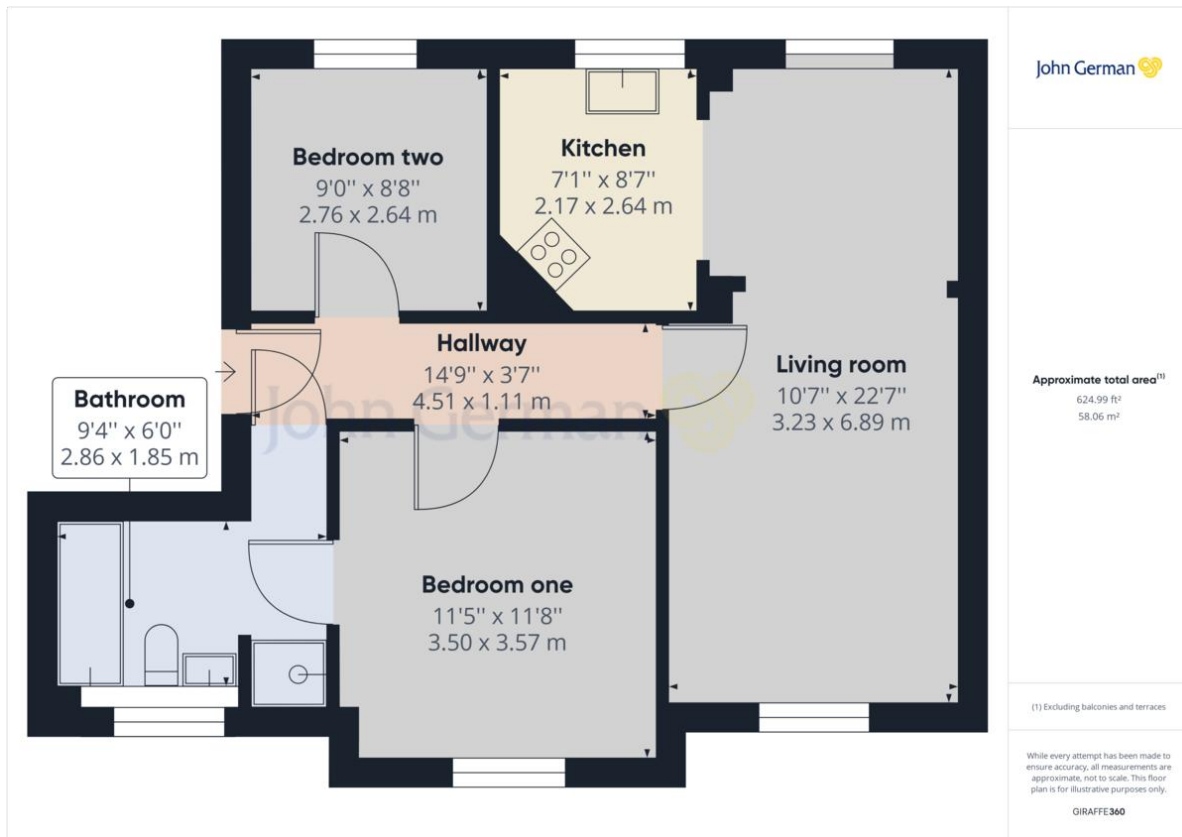
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

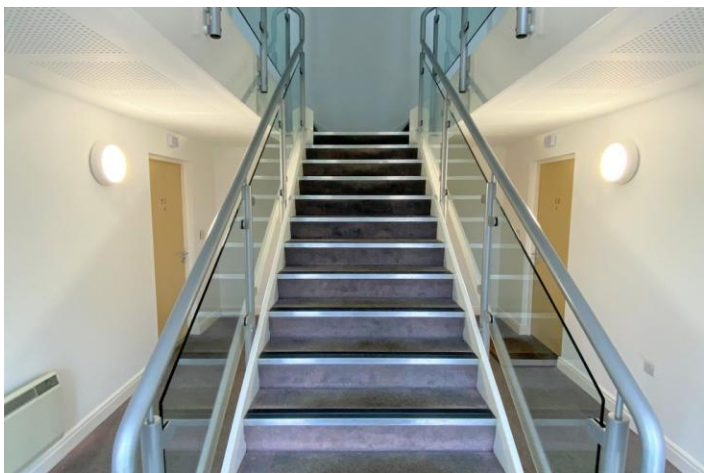
[www.rushdiffe.gov.uk](http://www.rushdiffe.gov.uk)

**Our Ref:** JGA/21032023

**Local Authority/Tax Band:** Rushdiffe Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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