

Osier Fields

East Leake, Loughborough, LE12 6QG



Benefiting from allocated parking and enjoying a convenient position in this highly popular village, this well presented ground floor apartment is offered to the market with no upward chain.

Guide Price £153,500



John German 

Offering a fantastic opportunity for a first time buyer, downsizer or investor, this superbly presented apartment is well positioned for the amenities offered by this superb Nottinghamshire village, including local shops, cafes, eateries and leisure facilities.

The property benefits from an allocated parking space in the resident's car park to the rear of the block, with several visitor spaces, a communal landscaped garden to the front which is accessible to all residents and a bike storage area.

The key controlled door opens to the communal hallway which services just one other apartment, with an intercom system allowing access from inside.

Enter the apartment into the central hallway which has wood effect flooring and doors leading off to the two bedrooms, bathroom and open plan living/kitchen space.

Enjoying dual aspect windows to both the front and rear, the living area is an excellent size and could comfortably be used as a combination living/dining room.

Open access leads to the kitchen, which is appointed with a range of both eye level and base units, with worksurface over. There is an integrated Neff oven, gas hob and overhead cooker hood, plumbed in washer dryer (included in sale), with tiled splashbacks and a one and a half bowl sink and drainer unit beneath the window. A cupboard houses the gas boiler.

The two bedrooms are very well proportioned and would both be suitable for double beds, or one could be utilised as a home office/study, providing a space for home working.

Servicing the bedrooms is the spacious bathroom, having both a panellled bath and separate shower cubicle, low level WC and wash hand basin with fully tiled walls.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 year lease commenced 1st January 2004 with approximately 980 years remaining. We understand an annual ground rent of £150, with a service charge of approximately £1873 per annum payable to Premier Estates.

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

www.rushcliffe.gov.uk

Our Ref: JGA/29092023

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS

01509 856006
eastleake@johngerman.co.uk

Agents' Notes

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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.

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