



DRAFT DETAILS

BLACKBROOK COURT, LOUGHBOROUGH, LE11 5UA



£ 95,000

Freckeltons is happy to present you a very interesting opportunity. Located in Loughborough near to a range of shops, food/drinks establishments and more with close proximity to Loughborough City Centre and just 10 minutes by walk to the Loughborough University. The area offers public transport links for travel both locally and further afield with vicinity to A6. This one bedroom flat has much to offer. Briefly the property located on first floor comprises of stair way which leads on to entrance hall, one bedroom, and a spacious lounge/dining with terrace access, kitchen, a family bathroom, spacious walk in cupboard and a garage. The property is currently let at £550 per calendar month which brings in £6600 per annum. Available with or without sitting tenant. Chain Free. This property is perfect for a first-time-buyer or a buy-to-let investor. Energy rate D.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH :

3.43m x 0.89m (11' 3'' x 2' 11'')

Entrance with fitted carpet. Stairs with right handrail.



ENTRANCE HALL:

2.87m x 2.39m (9' 5'' x 7' 10'')

Wooden floor and wallpaper fitted. Access to four rooms and one in wall cabinet. One ceiling light point. Fire alarm. Loft hatch. One Electric radiator. In cabinet boiler.

LOUNGE/DINER:

4.37m x 3.66m (14' 4'' x 12' 0'')

Sliding French door that leads on balcony. One double glazed window facing rear. One ceiling light point. One electric radiator. Fitted carpet.



KITCHEN:

2.9m x 2.67m (9' 6'' x 8' 9'')

One ceiling light point. One double glazed window with double opening facing front. Base unit and high level unit. Work surface. One bowl sink with left side drainer. Electric fan. Tiled floor. Tiles splash guard.



BEDROOM 1:

4.22m x 2.87m (13' 10'' x 9' 5'')

One double glazed window facing rear. One ceiling point light. One electric radiator. Fitted carpet.

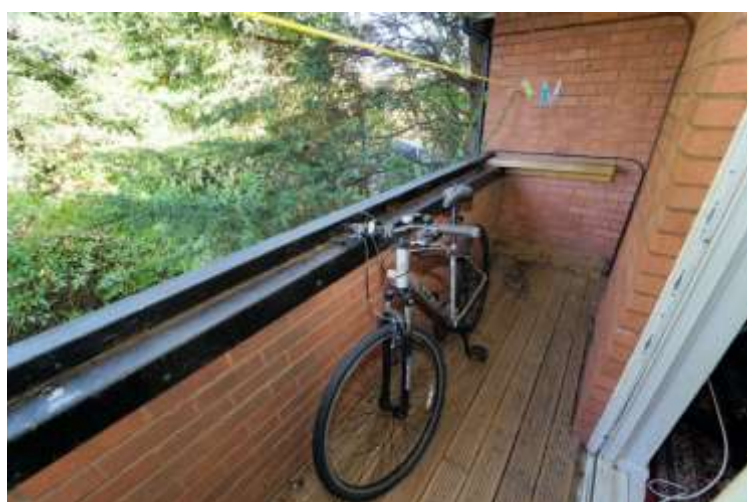
BATHROOM:

1.93m x 1.83m (6' 4'' x 6' 0'')

One ceiling light point. Unit shower over. WC. Wash hand basin. Fully tiled walls. Tiled floor. One double glazed window facing front.

DIRECTIONAL NOTES:

From our office proceed on a Sunday direction on the A6 Leicester Road at the traffic lights turn right onto Southfield Road. Follow the road round to the right on the left onto Forest Road. Continue to the traffic Island junction with take Epinal Way taking the fourth exit Continue along Epinal Way for some distance At the traffic Island junction with Warwick Way, take the third exit on to Warwick way just after the traffic lights and adjacent to McDonald's turn right and then turn left onto Blackbrook Road where number 22 Can be located on the left hand side.



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

TENURE/POSSESSION: We understand the property to be leasehold and subject to an Assured Shorthold Tenancy will be given upon completion of the sale. Original lease for a duration of 125 years lease ends 28.02.2114 (91 years remaining). Service fee currently £71.51pcm payable to Longhurst Group; reviewed annually includes buildings insurance.

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 ie a passport, driving license 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 3rd October 2023. We are members of The Property Ombudsman scheme



First Floor



Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| Property type Flat/apartment 1st floor | Energy rating D | Valid until 31 December 2028 Certificate number 19 0000 2000 1000 0000 |
|--|---------------------------|---|

Property type: Shared/semi-detached
 Total floor area: 43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can't let a property with a rating of F or G unless you've taken steps to improve its energy efficiency (unless you've taken steps to improve its energy efficiency).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) depending on their energy efficiency. The lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D.
- The average energy score is 43.