



## **DRAFT DETAILS**

### **CROWN APARTMENTS, QUEEN STREET, LOUGHBOROUGH LE11 1AG**



**£ 145,000.00**

Freckeltons is pleased to introduce on the market this beautiful two bedroom flat situated in the requested Crowns Apartments complex in Loughborough. Located within walking distance from city centre, local shops, food/drinks establishments, parks, public transports and more. The apartment, positioned on the second floor briefly comprises of; an entry hall, a family bathroom, a storage cupboard, an in-wall wardrobe, one double bedroom, a master bedroom with private bathroom, an open plan living/kitchen area with balcony access and a parking space. The apartment is accessed via security doors with video intercom release and fire doors are fitted through all property. Currently on sale with sitting tenants the property is let at £725 per calendar month which brings an annual income of £8,700 per annum. This flat is a great occasion for a buy-to-let purchaser but also a very appealing opportunity for a first-time-buyer. Energy Rate C.

### **THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Ceiling light point. Central heating radiator. Integrated storage cupboard. Smoke and heat detector. Entrance door intercom. Internal doors giving access to

**LOUNGE/DINER:** 5.41m x 4.24m (17' 9" x 13' 11")  
Recessed ceiling down lights. Central heating radiators. UPVC double glazed window to the side elevation. Timber effect laminate flooring. UPVC double glazed doors leading to the balcony area, open plan to:

**KITCHEN:** 3.84m x 1.75m (12' 7" x 5' 9")  
Comprising of a range of base and eye level units with roll edge worktops, stainless steel sink with side drainer and mixer tap over. Tiled splash back. Under unit lighting. Integrated appliances include: electric hob and oven with extractor hood over, dishwasher, washer/dryer. Freestanding fridge freezer. UPVC double glazed window to the rear elevation. Recessed ceiling down lights. Laminate timber flooring matching that of the lounge.

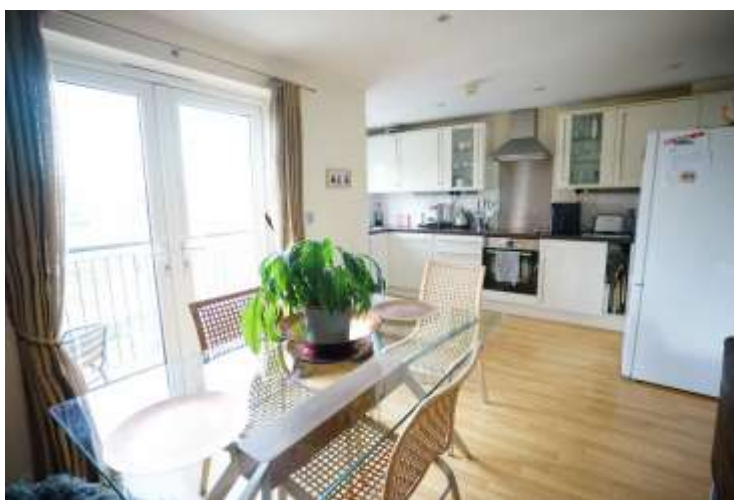
**BEDROOM 1:** 4.06m x 3.23m (13' 4" x 10' 7")  
Ceiling light point. UPVC double glazed window to the front elevation. Central heating radiator. Sliding doors to integrated wardrobe space. Internal door giving access to:

**EN SUITE:** 2.49m x 1.4m (8' 2" x 4' 7")  
Comprising of a white suite which includes: Low level flush W.C, wash hand basin with mixer tap over and inset mirrored vanity unit with storage cupboard under. Separate shower cubicle. UPVC double glazed window to the side elevation. Shaver point. Tiled Floor. Heated ladder effect towel rail. Recessed ceiling down lights.

**BEDROOM TWO:** 4.04m x 2.74m (13' 3" x 9' 0")  
Ceiling light point, UPVC double glazed window to the front elevation. Central heating radiator. Integrated double wardrobe.

**BATHROOM:** 2.11m x 1.68m (6' 11" x 5' 6")  
Comprising of a three piece suite to include: Low level flush W.C, wash hand basin with mixer tap over, inset mirrored vanity unit with storage cupboard under. 'P' shaped bath with shower attachment over and curved edge shower bath screen. Shaver point. Tiled floor. Heated ladder effect towel rail. Recessed ceiling down lights.

**OUTSIDE:** space comprises of communal areas with gated vehicle and pedestrian access and single allocated parking space.



**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 freehold subject to lease. The property will be given subject to an Assured Shorthold Tenancy upon completion of the sale. Original lease for a duration of 125 years lease with beginning the 1<sup>st</sup> April 2006 (108 years remaining). Service fee currently £952.04 per annum and Ground Rent £37.00 per annum payable to Freckeltons and reviewed annually.

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

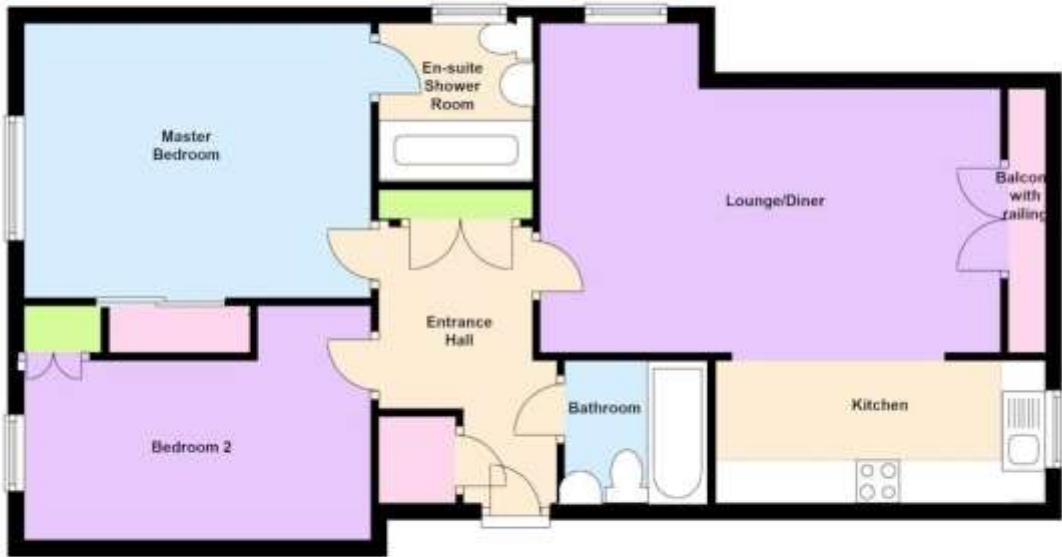
**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**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 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 24<sup>th</sup> October 2023. We are members of The Property Ombudsman scheme.







**Energy Performance Certificate**

**Flat 10 Crown Apartments, Queen Street, LOUGHBOROUGH, LE11 1AG**

**Dwelling type:** Mid floor flat      **Reference number:** 0103-2627-7525-9605-6446  
**Date of assessment:** 03 February 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 04 February 2015      **Total floor area:** 63 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improved measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,404</b>
<b>Over 3 years you could save</b>	<b>£ 162</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 285 over 3 years	£ 144 over 3 years	<div style="background-color: #0070C0; color: white; padding: 5px; display: inline-block;"> <b>You could save £ 162 over 3 years</b> </div>
<b>Heating</b>	£ 612 over 3 years	£ 603 over 3 years	
<b>Hot Water</b>	£ 507 over 3 years	£ 435 over 3 years	
<b>Totals</b>	<b>£ 1,404</b>	<b>£ 1,142</b>	

These figures show how much the average household would spend at this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

**Very energy efficient - lower heating costs**

**Very energy efficient - higher heating costs**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£40	£33	
2. Heat recovery system for shower	£305 - £725	£ 72	✔

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0300 122 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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