

Knighthorpe Court

Burns Road, Loughborough, LE11 4NP

John German



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£115,000

A very attractively presented and modernised first floor maisonette, an ideal first home or investor potential within maintained grounds and residents parking, in an ideal location for the town centre.

To the ground floor a covered canopy with entrance door leads to the hallway which has stairs rising to the first floor landing with a built in store cupboard and an additional useful study or additional storage room. The principal rooms have a very attractive light laminate floor covering.

Off the landing is a double bedroom together with a bathroom comprising bath in tiled surrounds with shower over, pedestal wash basin, WC and a heated towel rail.

Moving through into the lounge which is a very attractive and spacious room having patio doors leading out onto a sunny balcony. From the living room access is given to the kitchen which is fitted with a modern range of base and wall units surmounted by worktops and a breakfast bar, equipped with an induction hob with stainless splash back and extractor hood plus a ceramic white 1.5 bowl sink and mixer tap, built in electric fan oven, appliance spaces and plumbing for an automatic washing machine.

Outside the property is located within maintained communal grounds which also provides for private resident car parking and visitor spacing.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced on 30 October 1987 for 125 years. Service charge £1241 per annum which includes maintaining the communal grounds and buildings insurance (paid quarterly). No ground rent.

Property construction: Traditional **Parking:** Residents **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Agents' Notes

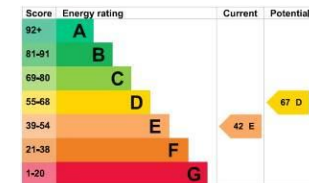
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