



## Apartment 18, Brook Court, Watts Drive, Shepshed, LE12 9UR

- Residential Investment Opportunity
- GCH Self Contained 2 Bed Flat
- Living Room, Kitchen, Bath, En Suite
- SUDG & Designated Parking
- Currently Producing £5,940 pa
- Let on Assured Shorthold Tenancy

MODERN RESIDENTIAL INVESTMENT OPPORTUNITY. A rare opportunity to acquire a well appointed, two bedroomed self-contained apartment with entrance hall, living room, fitted kitchen, family bathroom/wc and en suite shower room producing £5,940 per annum, set within an exclusive residential development by well known local developers, Cadeby Homes, fronting Brook Street, Shepshed and offering electric centrally heated, sealed unit double glazed accommodation with each flat enjoying one designated off-road parking space. EPC = C.

**£94,950**

## GENERAL INFORMATION:

The small town of Shepshed is situated in north-west Leicestershire on the edge of the Charnwood and National Forests and is well known for its popularity in terms of convenience for ease of access to the motorway network, major centres of employment at Leicester, Ashby-de-la-Zouch, Derby, Nottingham and Loughborough, the East Midlands International Airport at Castle Donington and the new railway station at East Midlands Parkway with its direct connections to Sheffield/Leeds in the north and London in the south.

Shepshed is a popular location ideally placed for access to the University town of Loughborough, with its fine range of amenities, and junction 23 of the M1 motorway. Shepshed itself has a thriving centre with a number of shops, pubs and restaurants as well as recreational pursuits and local schooling.

## GENERAL INFORMATION

A rare opportunity to acquire a well appointed, two bedroomed self-contained apartment with entrance hall, living room, fitted kitchen, bathroom/wc and en suite shower room producing £5,940 per annum, set within an exclusive residential development by well known local developers, Cadeby Homes, fronting Brook Street, Shepshed and offering electric centrally heated, sealed unit double glazed accommodation with each flat enjoying one designated off-road parking space.

## DETAILED ACCOMMODATION:

### "THE BONNINGTON"

FLATS 12 (ground floor), 15 (first floor), 17 (second floor), & 18 (second floor) IN BLOCK B. These two bedroomed apartments offer accommodation including living room (11'10 x 9'10), fitted kitchen (9'10 x 6'10) with equipment including oven, hob and hood, together with built-in fridge\freezer and washer\dryer, dining area (7'3 x 6'10 max.), bedroom 1 (10'6 plus wardrobe recess x 8'10) with built-in wardrobes, en-suite shower room with three-piece suite comprising shower cubicle, wash hand basin and w.c., bedroom 2

(10'6 x 7'6) and principal bathroom with three-piece suite comprising bath or shower, wash hand basin and w.c.

## OUTSIDE:

All units benefit from designated off-road parking for one vehicle.

## SCHEDULE OF RENTS:

18, Watts Drive, Shepshed, Rent £495.00 pcm, House Type "Bonnington"

## TENURE

The apartments are held Leasehold on a 125 year Ground Lease at a Ground Rent of £50.00 per annum. There is a Service Charge for each apartment to cover the cost of cleaning of communal parts, window cleaning, electricity supply and repair of communal parts, Buildings Insurance, gardening and a contribution to a reserve fund. As an example - Flat 2's contribution for the period November 2015 to November 2016 will be £813.28 or £67.77 per calendar month.

## FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars are included in the sale.

## VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER:

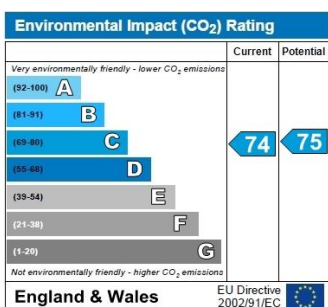
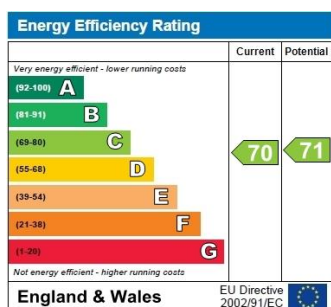
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.



## Directions

Shepshed is best approached from Junction 23 of the M1 motorway (the Loughborough intersection). From the intersection, proceed west towards Ashby-de-la-Zouch via Ashby Road East, then take a right turn into Charnwood Road. Continue until reaching the mini-island and take the first exit left into Field Street which becomes Britannia Street. At the next mini-roundabout, turn right into Brook Street. Follow the road around to the left and eventually Watts Drive can be found on the right hand side.

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

44 Granby Street, Leicester, Leicestershire, LE1 1DH

**Tel:** 0116 255 8666

**Email:** [leicester@mooreandyork.co.uk](mailto:leicester@mooreandyork.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

