



35, WARWICK COURT, LOUGHBOROUGH, LE11 5JJ

£495 PCM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





**\*\*\*A SPACIOUS TWO BEDROOM APARTMENT AVAILABLE TO LET\*\*\*** A purpose built first floor apartment providing good sized accommodation with gas fired central heating, double glazing and fitted carpets to the majority of rooms occupying a well established cul de sac setting close to local amenities. In brief the accommodation may be described as: Communal entrance hall with staircase to the First Floor. Entrance hall with store room off, Lounge/Diner 21'0 x 8'9, Kitchen, two Bedrooms and Bathroom. EPC: D, Available December.

#### **LOCATION**

Warwick Court occupies a mature and secluded position within this conveniently placed residential area at the corner of Epinal Way and Warwick Way having easy to The Gorse Covert District Centre including Morrisons Supermarket and Medical Practice.

In addition there is further access to all town centre amenities and Loughborough University with road links to the train station, M1 Motorway and junctions 23 and 24 and East Midlands Airport at Castle Donington.

#### **VIEWINGS & DIRECTIONS**

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road and on reaching the traffic island turn right into Epinal way. Continue over the next two roundabouts and then turn right into Knightthorpe Road. Turn left into Milton Street and then take the third left turning into Lewis Road where Warwick Court will be found towards the head of the cul de sac on the right hand side.

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **COMMUNAL ENTRANCE HALL**

With staircase to the:

##### **FIRST FLOOR**

##### **ENTRANCE HALL**

Having telephone entry system, wall mounted central heating thermostat, built in store cupboard, radiator and large store/cloaks cupboard off with access trap to the roof space.

##### **LOUNGE/DINER 21'0 x 8'9 (6.40m x 2.67m)**

Upvc double glazed window to the rear elevation, two radiators.

##### **KITCHEN 11'6 x 8'9 (3.51m x 2.67m)**

Inset single drainer sink unit with mixer tap, light wood effect wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled splashbacks, gas cooker point, stainless steel extractor hood, integrated fridge and freezer, plumbing for an automatic washing machine, Glow worm gas fired boiler serving the hot water and heating systems, upvc double glazed window to the rear elevation, double radiator.

##### **BEDROOM ONE 14'0 x 8'9 (4.27m x 2.67m)**

Upvc double glazed window to the front elevation, double radiator.

##### **BEDROOM TWO 7'0 x 8'9 (2.13m x 2.67m)**

Upvc double glazed window to the front elevation, radiator.

##### **BATHROOM**

Three piece suite in white comprising panelled bath with shower unit and splashguard, pedestal wash hand basin and low level W.C, tiled walls, upvc double glazed window to the side elevation, tiled floor, double radiator.

##### **OUTSIDE**

Communal gardens and drying area.

##### **E P C**

Rating: 'D'

##### **TENURE**

The property is Leasehold and a 125 year lease was granted by Charnwood Borough Council on 7th January 2002.



There is an annual ground rent of £10.00 and a quarterly service charge of £118.77 for the period 1st April 2019 to 31st March 2020.

### **PURCHASING PROCEDURE**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### **MARKET APPRAISALS**

If you have a house to sell then we offer a Free Valuation, without obligation.

### **SURVEYS**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance valuations. For further information contact our Survey Department on 01162 429933.

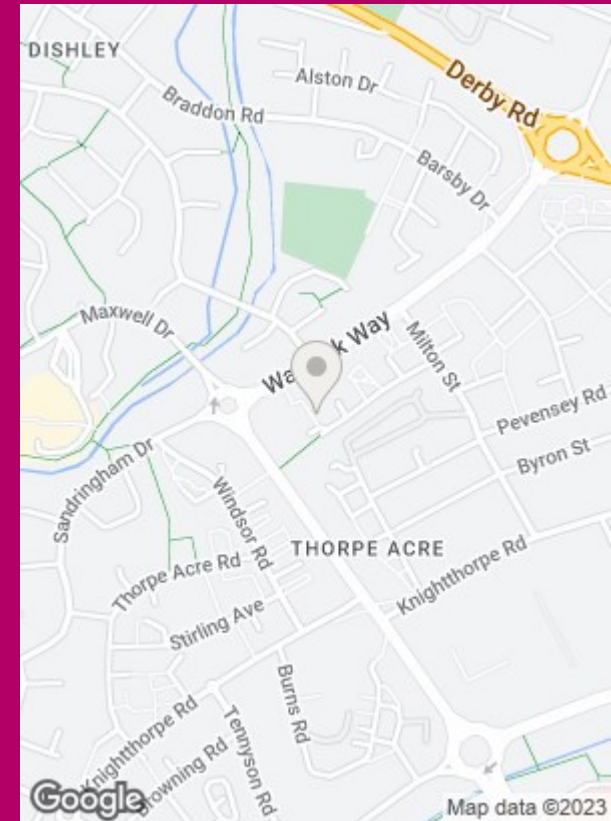








## LOCATION



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**RICS**



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