



## 41, BRUSH DRIVE, LOUGHBOROUGH, LE11 1LT

**\*\*\*INVESTORS ONLY\*\*\*** An excellent opportunity for a Buy to Let investor to purchase a most stylish and well maintained purpose built first floor TWO BEDROOM apartment which benefits from gas fired central heating and double glazing and occupies an attractive cul de sac setting within this popular modern development area having easy access to all town centre amenities, Loughborough train station and The University.

The property is currently let to secure and long term tenants at a rental of £525 per calendar month and in brief the accommodation may be described as: Communal entrance hall with staircase to the first floor. Entrance hall, Lounge/Diner 13'0 x 13'0 with adjoining Kitchen, main Bedroom with fitted double wardrobe and en suite Shower room, second Bedroom and Bathroom having white suite. Allocated car parking space.

### OFFERS OVER £110,000

**Call 01509 235534 for further information**

## ANDREW GRANGER & CO

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## LOCATION

The property occupies an attractive setting within this popular and conveniently placed modern development close to local amenities on Belton Road including Aldi and B & Q and lies within a short distance from Loughborough train station, the University and all town centre facilities.

In addition there are further road links to the Epinal Way inner ring road, M1 Motorway at junctions 23 & 24 and Nottingham 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 Meadow Lane continuing over the canal bridge and turning left at the set of traffic lights into Belton Road. Take the first right turning into Bottleacre Lane and the turn right again into Normanton Drive. Turn left into Brush Drive where the apartment is then situated on the right hand side and will be clearly identified bearing our For Sale board.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

With staircase to the:

### SECOND FLOOR

#### ENTRANCE HALL

Telephone entry system, Honeywell central heating thermostat, built in airing cupboard housing the hot water cylinder, access trap to the roof space, radiator.

#### 'L' SHAPED LOUNGE/DINER 13'0" x 13'0" (3.97m x 3.97m)

Upvc double glazed window to the side elevation, radiator and archway to the:

#### KITCHEN 8'0" x 6'6" (2.45m x 2.0m)

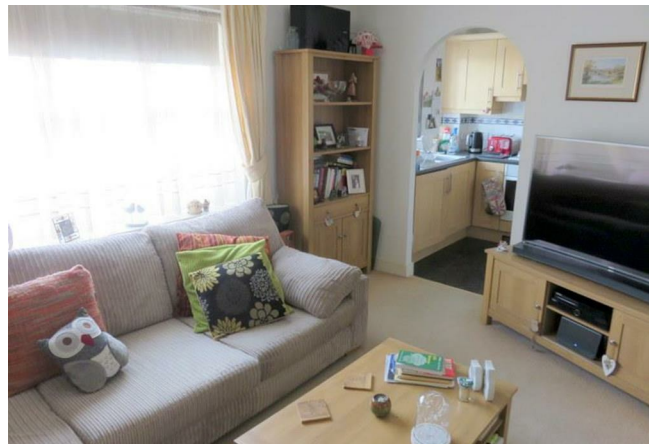
Stainless steel one and a half bowl single drainer sink unit with mixer tap, light wood effect wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, Bosch integrated oven and four ring gas hob unit, Indesit washer/drier, extractor fan, recessed spot lighting, Glow worm gas fired boiler serving the hot water and central heating systems, space for fridge/freezer, upvc double glazed window to the side elevation.

#### BEDROOM ONE 13'6" x 8'9" overall (4.12m x 2.67m overall)

Fitted double wardrobe with hanging space and mirrored doors, upvc double glazed window to the side elevation, radiator.

#### EN SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle with Mira shower unit, pedestal wash han basin having tiled splash back and low level W.C, extractor fan, recessed spot lighting, upvc double glazed window to the side elevation, floor covering, radiator.



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**BEDROOM TWO 8'6" x 8'3" (2.6m x 2.52m)**

Upvc double glazed window to the front elevation, radiator.

**BATHROOM**

Three piece suite in white comprising panelled bath, pedestal wash hand basin and low level W.C, complimentary wall tiling, extractor fan, shaver point, floor covering, radiator.

**OUTSIDE**

Allocated car parking space and communal gardens with drying area and bike store.

**E P C**

Rating: 'C'

**TENURE**

We are advised the property is Leasehold and a 999 year lease was granted in January 2004. There is an annual service charge of around £1,107.00 and the vendors Solicitors will verify the details.

**NOTE**

The property is currently let on an Assured Shorthold Tenancy at a rent of £525.00 per calendar month.

**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.



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#### Floor Plan

Floor Area (Gross Internal) 50 sq.m. (538 sq.ft.) approx

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## LOCATION



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**Call 01509 235 534**



loughborough@andrewgranger.co.uk  
Andrew Granger & Co. 2 High Street,  
Loughborough, Leicestershire LE11 2PY  
www.andrewgranger.co.uk