



Ashby Grove, Loughborough, LE11 3AP


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

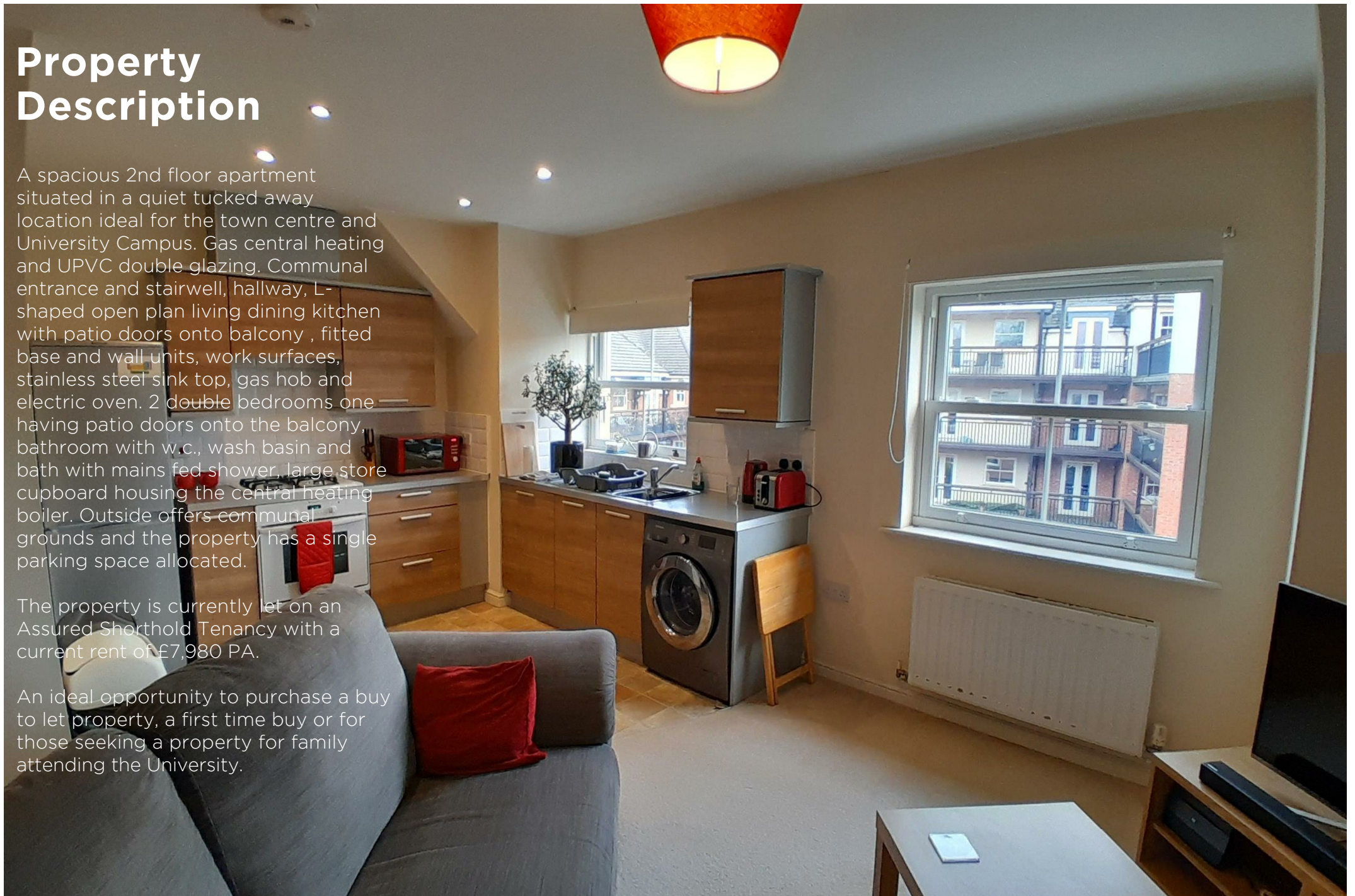
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A spacious 2nd floor apartment situated in a quiet tucked away location ideal for the town centre and University Campus. Gas central heating and UPVC double glazing. Communal entrance and stairwell, hallway, L-shaped open plan living dining kitchen with patio doors onto balcony, fitted base and wall units, work surfaces, stainless steel sink top, gas hob and electric oven. 2 double bedrooms one having patio doors onto the balcony, bathroom with w.c., wash basin and bath with mains fed shower, large store cupboard housing the central heating boiler. Outside offers communal grounds and the property has a single parking space allocated.

The property is currently let on an Assured Shorthold Tenancy with a current rent of £7,980 PA.

An ideal opportunity to purchase a buy to let property, a first time buy or for those seeking a property for family attending the University.





**Approximate Gross Internal Area
62.8 sq. m. (677 sq. ft.)**



Second Floor
Floor area 62.8 sq.m. (677 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Key Features

- SPACIOUS 2ND FLOOR APARTMENT
- TUCKED AWAY POSITION IDEAL FOR ACCESS TO THE TOWN CENTRE AND UNIVERSITY CAMPUS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- COMUNAL ENTRANCE HALL AND STAIRWAY
- HALL, L-SHAPED LOUNGE DINING KITCHEN
- 2 DOUBLE BEDROOMS AND BATHROOM
- COMMUNAL GROUNDS AND ALLOCATED SINGLE PARKING SPACE
- 125 YEAR LEASE FROM 1 JAN 2007 WITH CURRENTLY 107 YEARS REMAINING
- GROUND RENT £314.00 PA
- SERVICE CHARGE, CURRENT YEAR - £1409.28

**Offers In The Region Of
£140,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee