



## Block 1, Racecourse Mews, Loughborough, LE11 5AR



# Property Description

A well presented spacious 2 bedroom ground floor apartment situated within this purpose built block just to the north of the town. The accommodation has gas central heating and UPVC double glazed windows and includes communal entrance and inner hall, entrance hall, open plan living dining kitchen with double opening doors and Juliet balcony rail and fitted kitchen with integrated appliances, master bedroom with en suite shower room, second double bedroom and main bathroom. Communal grounds and allocated parking.

This property would make an ideal first time buy or buy to let and with its accessibility to the University Campus, would be ideal for those looking for seeking a manageable property for a family member attending Loughborough University.

The property is being sold with no upward chain.







## Key Features

- WELL PRESENTED SPACIOUS GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING WITH COMBI BOILER, UPVC DOUBLE GLAZED WINDOWS
- COMMUNAL ENTRANCE AND INNER HALLWAY
- ENTRANCE HALL,
- OPEN PLAN LIVING DINING KITCHEN, FITTED KITCHEN AREA WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- SECOND DOUBLE BEDROOM, MAIN BATHROOM
- COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE
- NO CHAIN

**Offers In The Region  
Of  
£148,000**

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- quiet.summer.grace

## COMMUNAL ENTRANCE

With staircase and lift to higher floors, internal door to INNER HALL

## ENTRANCE HALL

With radiator and cloaks cupboard.

## LIVING DINING KITCHEN

11'4" x 24'11" max

With double opening doors to front elevation and Juliet balcony rail, 2 radiators, KITCHEN AREA having a range of base and wall units, work surfaces, stainless steel sink top, gas hob, electric double oven and canopy hood over, integrated fridge freezer, dishwasher and washer dryer, wall mounted combination central heating boiler set into wall cupboard.

## MASTER BEDROOM

8'11" x 11'9" max

With window to front and radiator.

## EN SUITE SHOWER ROOM

White suite comprising w.c., wash basin and double shower cubicle with electric shower, tiled splashbacks, radiator and extractor fan.

## BEDROOM 2

9' x 11'9"

With window to front and radiator.

## BATHROOM

With white suite comprising w.c., wash basin and bath, tiled splashbacks and tiled shelf, radiator and extractor fan.

## OUTSIDE

Communal grounds.

## ALLOCATED PARKING SPACE

## LEASE DETAILS

125 Year lease from 1st November 2008 currently 108 years remaining

Annual service charge to 31st March 2025 £1098.36







### **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.

### **Conveyancing**

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.







# Floorplan

**Approximate Gross Internal Area  
65.5 sq. m. (706 sq. ft.)**



## Ground Floor Flat

Floor area 65.5 sq.m. (706 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](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534