



Manor Gardens Close, Loughborough, LE11 1DL

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY**
KNIGHT
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Property Description

A spacious centrally located ground floor apartment with security gated access and parking. With electric heating and UPVC double glazed windows this apartment is well located for all town centre amenities and is within easy reach of the University Campus. Offering an entrance hall, well appointed open plan living dining kitchen, main bedroom with en suite shower room, 2nd bedroom and main bathroom.

Outside offers a security gated entrance and a single parking space.





Key Features

- SPACIOUS GROUND FLOOR APARTMENT
- CENTRALLY LOCATED FOR THE TOWN CENTRE AMENITIES
- UPVC DOUBLE GLAZED WINDOWS, ELECTRIC HEATING
- WELL APPOINTED OPEN PLAN LIVING DINING KITCHEN
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- SECOND BEDROOM AND MAIN BATHROOM
- SECURITY GATED ENTRANCE
- SINGLE PARKING SPACE.
- ALSO AVAILABLE FOR A 50% SHARED OWNERSHIP PURCHASE

Guide Price
£159,950 - 100%
Purchase

VIEWINGS & DIRECTIONS

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

What 3 words location:- richer.sums.snacks

GROUND FLOOR COMMUNAL ENTRANCE

ENTRANCE HALL

With electric wall heater.

OPEN PLAN LIVING DINING KITCHEN

With 2 windows to front, electric wall heater, fitted base and wall units with work surfaces, stainless steel sink top, electric hob and oven, brushed steel splashback and cooker hood, space and plumbing for washing machine, space for fridge freezer.

BEDROOM 1

With window to rear and electric wall heater.

EN SUITE SHOWER ROOM

With suite comprising w.c., wash basin and shower cubicle with mains shower, tiled splashbacks, electric heater.

BEDROOM 2

With window to rear and electric wall heater.

MAIN BATHROOM

With suite comprising w.c., wash basin and bath, tiled splashbacks, electric heater, extractor fan.

OUTSIDE

There are communal grounds with security gated access. The property has a single dedicated parking space.

LEASE DETAILS.

The property is held on a 125 year lease from 1st Jan 2006 with approx. 105 years remaining.

Ground Rent £18.26 per month

Service Charge £212.30 per month (including buildings insurance)





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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

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
72.3 sq. m. (779 sq. ft.)**



Floor area 72.3 sq.m. (779 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@asbuiltenersurveys.co.uk



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



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

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