



DRAFT DETAILS

3 CROWN APPARTMENTS, QUEEN STREET, LEICESTERSHIRE



£124,995

Set within walking distance of Loughborough's town centre. This purpose built block of leasehold apartments offers secure accommodation on the ground floor along with allocated parking space. With accommodation comprising of entrance hall with intercom access, lounge/diner open plan to fitted kitchen with integrated appliances. Two good sized bedrooms with en-suite shower room to the master bedroom and separate family bathroom. Small courtyard off the lounge diner the property is currently let at £650 PCM. Energy rate D.

THINKING OF SELLING?

For a **FREE** VALUATION of your property without obligation

RING FRECKELTONS on 01509 214564

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Central heating radiator. Built in cupboard housing the properties electric boiler. Main entrance door intercom system, Internal door giving access to:-

LOUNGE/DINER: 4.78m x 3.4m (15' 8" x 11' 2") UPVC double glazed patio doors leading out onto the patio. Ceiling light point. Central heating radiator. Open plan into:-

KITCHEN: 5.26m x 1.68m (17' 3" x 5' 6") Comprising of a matching range of base and eye level units with roll edge work surface. Insert stainless steel sink with side drainer. Integrated oven and hob with extractor hood over. Built in dishwasher. Free standing fridge/freezer. Breakfast bar area. Separate area with built in washing machine. UPVC double glazed window to the side elevation. Ceiling down lights.

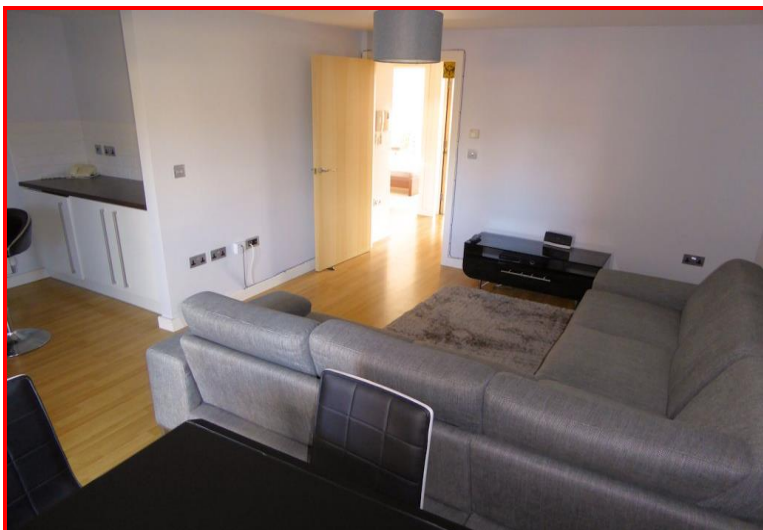
BEDROOM ONE: 4.88m x 3.43m (16' 0" x 11' 3") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built in double fronted wardrobes with sliding doors. Internal door giving access to:-

EN SUITE: Comprising of a 3 piece to include shower cubicle, low lever flush WC and wash hand basin. Ceiling down lights. Shaver socket. Heated towel rail.

BEDROOM TWO: 4.06m x 2.85m (13' 4" x 9' 4") UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator. Built in wardrobe with sliding doors.

BATHROOM: Comprising of a white 3 piece suite to include P shaped bath with shower attachment over, low level flush WC and wash hand basin. Ceiling down lights. Shaver socket. Heated towel rail.

OUTSIDE: Outside the property has its own patio area which can only be accessed from inside the property. The external space comprises of communal area with gated vehicle and pedestrian access. Bin stores and bike shed.



DIRECTIONAL NOTE: From our offices proceed in a southerly direction on the A6/Leicester Road passing through the first set of traffic lights, at the second set of traffic lights take the left hand turning into King Street, merging into Queen Street where Crown Apartments can be located on the left hand side.

SERVICES: Electrical and water are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION We understand the property to be leasehold. A 125 year lease was granted on 1st April 2006 leaving 114 years. The maintenance charge is £896 per annum and the ground rent is £100 per annum.

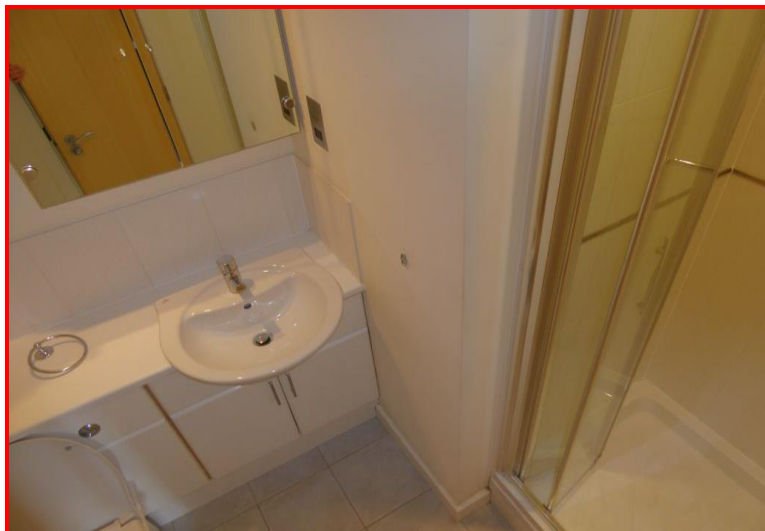
LOCAL AUTHORITY Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING Strictly by prior appointment through ourselves.

IMPORTANT NOTE All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 1st September 2017 We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate

Flat 3 Crown Apartments, Queen Street, Loughborough, LE11 1AG

Drawing type: Ground floor flat
 Date of assessment: 02 December 2008
 Date of certificate: 09 December 2008
 Reference number: 0126-2945-9232-6558-3000
 Total floor area: 69 m²

The home's performance is rated in terms of the energy used (heating, hot water and floor area energy efficiency based on fuel costs) and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
C	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	265 kWh/m ² per year	175 kWh/m ² per year
Carbon dioxide emissions	408 kg CO ₂ per year	274 kg CO ₂ per year
Lighting	4.13 kWh per year	2.24 kWh per year
Fuel costs	£202 per year	£123 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much a new lease to provide heating and hot water to this home, in the future, will cost. Only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of one property in this country are given in order to provide information on how to improve its energy performance.

For advice on how to take action and to find out about other services available to make your home more energy efficient, call 0800 512 012 or visit www.energyratingtrust.org.uk/myhome

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