



**DRAFT DETAILS**

**75 KNIGHTTHORPE COURT, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 4NP**



**£72,500**

**ONE BEDROOM  
FIRST FLOOR FLAT**

This UPVC double glazed first floor flat is set within this popular complex. Offering accommodation to include lounge with doors leading onto the balcony, fitted kitchen, bedroom with fitted wardrobes, bathroom and large walk in cupboard. Communal gardens and parking space. The flat would ideally suit a first time buyer or someone looking for a buy to let investment. 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** Obscure uPVC double glazed door. Staircase rising off to the accommodation. Glazed window to the side elevation. Ceiling light point. Internal doors giving access to:-

**LOUNGE** 4.24m x 3.61m (13' 11" x 11' 10") which has a uPVC double glazed double door and window to the side elevation leading onto the balcony. Ceiling light point. Electric night storage heater and feature fireplace with timber surround. Internal door leads through to the:-

**KITCHEN** 2.87m x 2.67m (9' 5" x 8' 9") which comprises of a matching range of base and eye level units with solid oak doors and roll edge work surface. Inset 1 1/2 bowl sink with side drainer and mixer tap over. Space and plumbing for a washing machine, oven and larder style fridge/freezer. Glazed window to the side elevation. Ceiling light point. Laminate effect timber flooring.

**BEDROOM 1** 3.89m x 2.85m (12' 9" x 9' 4") which has uPVC double glazed window to the side elevation. Ceiling light point.

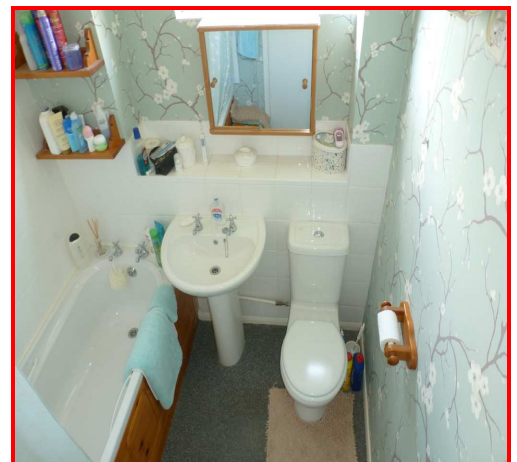
**BATHROOM** comprising of a three piece suit to include a panelled bath with Triton shower attachment over. W.C and wash hand basin. uPVC window to the side elevation. Ceiling light point and electric heater.

**OVERSTAIRS STORE** which has wall mounted light point, and provides ample storage space.

**AIRING CUPBOARD** with lagged immersion cylinder and slatted storage shelving.

**SERVICES** Mains electricity and water are connected to the property.

**TENURE/POSSESSION** The property is leasehold on the balance of a 125 year lease which commenced on the 20th October 1987. The service charge is currently £135.90 per quarter. There is a ground rent of £10 per annum.



**DIRECTIONS** From our office proceed in a southerly direction on the A6 Leicester Road and at the traffic lights take the right hand turn into Southfields Road. Proceed along Southfields Road for some distance following the road around to the right and then left onto Forest Road. At the roundabout take the third exit onto Epinal Way. Proceed past the University and over the next two islands and take the first left hand turn into Knightthorpe Road and take the first turning onto Burns Road, where Knightthorpe Court can be located on the left hand side. Pull into the first car park and walk along the path to the right hand side and 75 Knightthorpe Court is at the end of the block.

**SERVICES:** Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough 01509 263151

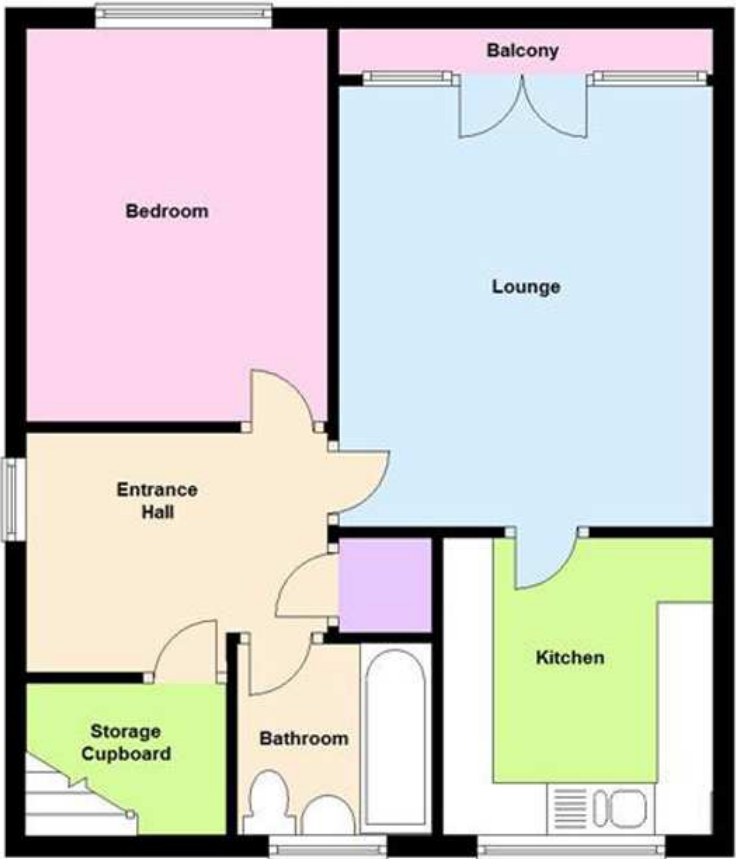
**PURCHASE PROCEDURE** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**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.

**PROPERTY MISDESCRIPTION:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does 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.

First Floor



Energy Performance Certificate

SAP

Flat 75 Knightthorpe Court, Burns Road, LOUGHBOROUGH, LE11 4NP

Dwelling type: Top-floor flat  
Date of assessment: 06 June 2013  
Date of certificate: 06 June 2013

Reference number: 8604-4460-2929-1507-7673  
Type of assessment: RDSAP, existing dwelling  
Total floor area: 48 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,043
Over 3 years you could save	£ 252

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 96 over 3 years	
Heating	£ 1,365 over 3 years	£ 1,260 over 3 years	
Hot Water	£ 501 over 3 years	£ 435 over 3 years	
Totals	£ 2,043	£ 1,791	You could save £ 252 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£25	£ 63	
2 Heat recovery system for mixer showers	£585 - £725	£ 66	
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 122	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

