

DRAFT DETAILS

**CITY HEIGHTS, NOTTINGHAM ROAD,
LOUGHBOROUGH, LEICESTERSHIRE, LE11 1DW**



£144,950

Located just a 5 minute walk from Loughborough City Centre, this two bedroomed flat is now available for sale. Located on second floor, the property benefits from stairway and lift access. The entrance hall leads you to an open plan kitchen and lounge, a sole bright space, creating continuity in the environment. The u shaped kitchen with granite work top, includes built in oven, hob and fridge/freezer. The property has the benefit of double glazed windows, and gas central heating. Includes two bedrooms, and a family bathroom. With a 999 year lease, starting from 2004, it is a great opportunity for first time buyers, or property investors. EPC rate B.

THINKING OF SELLING?

*For a **FREE** VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564*

Residential Sales

ENTRANCE HALL:

Ceiling light point. Wall mounted intercom. One central heating radiator. Fuse box. Wall mounted thermostat. Door that leads into storage cupboard. Fire alarm.

LOUNGE:

3.97m x 3.05m (13' 0" x 10' 0")

Two central heating radiators. Two ceiling light points. Patio door facing the side of the block, with protective balcony. Door that leads into storage cupboard with boiler.



KITCHEN:

2.77m x 2.82m (9' 1" x 9' 3")

Range of base units with dark brown worktop. Built in fridge freezer. Built in oven, with four ring hob. Hood installed above cooker. Metallic shelf wall mounted. Two round windows with double glazing, one facing the front, and one facing the side of the building. One and a half silver sink, with side drainer on the left hand side. Washing machine. Dishwasher. Single eye level storage unit with double door. One ceiling light point.



BEDROOM 1:

4.72m x 3.07m (15' 6" x 10' 1")

Two wall mounted light points. One central heating radiator. One double glazed window, facing the front.



BEDROOM TWO:

4.72m x 2.31m (15' 6" x 7' 7")

Two wall mounted light points. One central heating radiator. One double glazed window facing the front.



BATHROOM:

2.59m x 2.03m (8' 6" x 6' 8")

Tiled floor. One ceiling light point. One wall mounted light point. One central heated towel rail. Extractor fan. W/C. Wash hand basin. Shower over the bath.

SERVICES: Electric and water are connected. Freckeltons have not tested the services, or the appliances. Interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be leasehold and vacant possession will be given upon completion of the sale.

MANAGEMENT FEES AND GROUND RENT PLUS YEARS LEFT ON LEASE.

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 Protection 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 license 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 15/08/2025. We are members of The Property Ombudsman scheme.



Floor Plan



Energy performance certificate (EPC)

28 Glyn Hughes Llanymorfa, Llanymorfa Llanymorfa	Energy rating B	Valid until 31 July 2029
		Certificate number 1907-0023-3000-010-1028
Property type	Mid-floor flat	
Total floor area	57 square metres	

Rules on letting this property

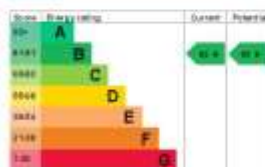
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (this shows which homes will meet the rules, and which exemptions apply to some standard types of properties).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60