



DRAFT DETAILS

**4 KNIGHTTHORPE COURT, BURNS ROAD,
LOUGHBOROUGH, LEICESTERSHIRE, LE11 4NP**



PRICE: £99,950

This one bedroom first-floor flat is set on a purpose built complex within easy reach of the university, town centre and local commuter routes. The accommodation comprises of a staircase rising off to the entrance hall, which has a large storage cupboard and separate airing cupboard, a lounge with double doors off to the balcony, a fitted kitchen with integrated oven and hob, a double bedroom and a bathroom with three piece suite. Set within communal grounds, parking is available on the development. The property is currently subject to an Assured Shorthold Tenancy which has been in place since August 2022 at a rental figure of £600 PCM, with the tenant in-situ until at least February 2023. Energy Rating E.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase leading from the front door. Ceiling light point. Door to large storage cupboard with light point. Door to the airing cupboard and further internal doors give access to the:-

LOUNGE: 4.24m x 3.05m (13' 11" x 10' 0") UPVC double doors overlooking the balcony to the rear elevation. Ceiling light point and electric heater. Door through to:

KITCHEN: 2.87m x 2.59m (9' 5" x 8' 6") Comprises of a range of base and eye level units with roll edge work surface, inset sink with side drainer, integrated oven and hob. Space for fridge, separate freezer, washing machine and dryer. Window to the front elevation. Ceiling light point.

BEDROOM ONE: 3.94m x 2.85m (12' 11" x 9' 4"), Double glazed window to the right rear elevation. Ceiling light point and wall mounted electric heater. Timber effect laminate flooring.

BATHROOM: 1.88m x 1.73m (6' 2" x 5' 8") Comprises of a three piece suite to include bath with shower attachment over, WC and wash hand basin. Double glazed window to the front elevation. Ceiling light point and wall mounted fan heater.

OUTSIDE: Property sits in shared communal grounds which all residents have access to. Comprises of a lawn area, gravel and stoned areas around the complex. There is parking on a first come first served basis. Prospective purchasers may be able to lease a separate garage through the Management Company.

COUNCIL TAX BAND: Band A.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take the right hand turn onto Southfield Road. Follow the road along and around to the right and then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Proceed along Epinal Way, over the University traffic island junction and again straight over the next traffic island junction with Alan Moss Road where The Co-operative Food is on the left hand side. Take the left hand turn into Burns Road and then left again into Knightthorpe Court where Number 4 can be located towards the front of the development.



SERVICES: Water and electric are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: The property is leasehold. It is currently a 125 year lease which commenced on 20th October 1987 leaving 90 years remaining. However the lease is in the process of being extended until 31/12/2220. The service charge is currently £281.00 per quarter with ground rent of £10.00 per annum.

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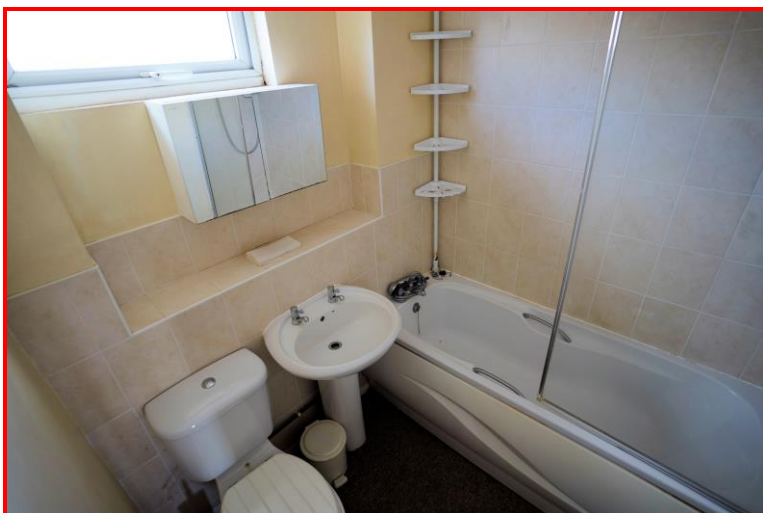
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151.

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.

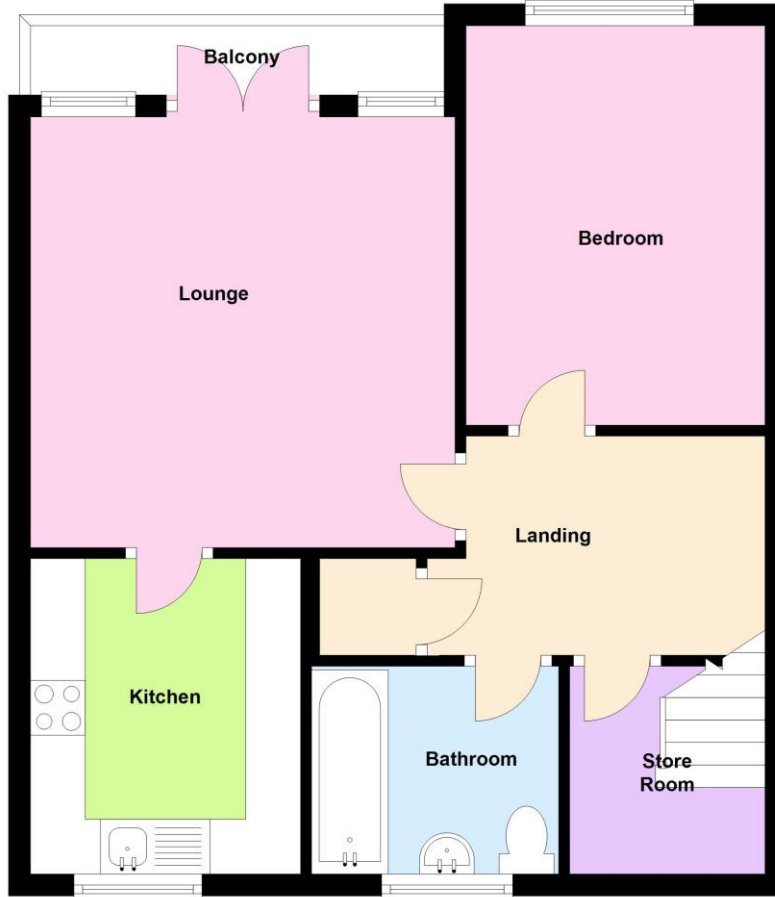
MONEY LAUNDERING: Under the Protecting against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors 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. These pictures were taken on 05/08/2022 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



First Floor Studio Apartment



Energy Performance Certificate



Flat 4 Knighthorpe Court, Burns Road, LOUGHBOROUGH, LE11 4NP

Dwelling type: Top-floor flat Reference number: 0250-2803-7725-9323-6295
 Date of assessment: 27 February 2017 Type of assessment: RdSAP: existing dwelling
 Date of certificate: 28 February 2017 Total floor area: 46 m²

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: **£ 2,904**
 Over 3 years you could save **£ 1,791**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 111 over 3 years	
Heating	£ 1,689 over 3 years	£ 621 over 3 years	
Hot Water	£ 993 over 3 years	£ 381 over 3 years	
Totals	£ 2,904	£ 1,113	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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. Flat roof insulation	£850 - £1,500	£ 993	✓
2. Increase hot water cylinder insulation	£15 - £30	£ 216	✓
3. Low energy lighting for all fixed outlets	£30	£ 84	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

