



DRAFT DETAILS

**62 HIGHLAND DRIVE, GRANGE PARK, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2HU**



PRICE: £139,950

This two bedroom ground floor flat is set within communal grounds in a popular area of Loughborough. The accommodation comprises of an open-plan kitchen and lounge area, two bedrooms and a family bathroom. To the front, there is allocated parking for one vehicle set within a communal car park. The rear of the property overlooks a shared lawn with wrought iron fencing. The property is being sold with no upward chain and would be suitable for a first time buyer or as a buy-to-let investment. The property is Leasehold with a 125 year lease commencing on 1st April 2008. Energy Rating C. A viewing of this property is strongly advised to appreciate the accommodation on offer.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Two ceiling light points. Central heating radiator. Built-in storage cupboard and alarm control panel. Internal doors give access to:

LOUNGE: 4.83m x 3.89m (15' 10" x 12' 9") With walk-in bay window to rear elevation. Two ceiling light points. Built-in storage cupboard.

KITCHEN: 3.18m x 2.41m (10' 5" x 7' 11") With a range of base and eye-level units with roll edge work surfaces. Half bowl sink and side drainer. Oven with the extractor fan over. Window to the front elevation. Ceiling downlights.

BEDROOM ONE: 3.71m x 3.18m (12' 2" x 10' 5") Double glazed windows to the rear elevation. Ceiling light point. Central heating radiator. Built-in wardrobes.

BEDROOM TWO: 2.69m x 2.59m (8' 10" x 8' 6") Window to the front elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three-piece suite to include panelled bath with shower attachment over, WC and wash hand basin. Ceiling downlights, heated ladder-effect towel rail. Shaver socket.

OUTSIDE: To the front, the property has one allocated parking space with several visitor spaces available on a first come first served basis. To the rear, the property overlooks a shared lawn area with wrought iron fencing.

COUNCIL TAX BAND: Band B - Charnwood Borough Council.

DIRECTIONAL NOTE: 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 into Southfields Road. Follow the road around keeping in the left hand lane follow the road around onto Park Road turning right onto Beacon Road. Continue to the traffic island junction taking the second exit onto Epinal Way and continue into a southern direction over the traffic island junction with park road. Continue for a short distance onto the dual carriage way at the traffic island junction, take the third right hand turn onto Allendale Road, Continue on Allendale Road, upon meeting the traffic island junctions on Highland Drive turn right and continue for a short distance, turning left in to a communal car park where 62 is located on the right hand side.



SERVICES: We understand mains Electricity, Gas, Water and Drainage services are connected to the property.

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

TENURE/POSSESSION: The property is leasehold and will be sold with vacant possession. A 125 year lease was granted on the 1st April 2008 currently leaving 110 years remaining.

The service charge is currently £144.45 per quarter and ground rent of £37.50 per quarter.

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. Details produced on the 22/06/2023. We are members of The Property Ombudsman scheme.



Ground Floor

