



DRAFT DETAILS

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



PRICE: £84,950

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. Double glazed window to the side elevation. Ceiling light point. Internal doors giving access to: -

LOUNGE: 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 and electric fire. Internal door leads through to: -

KITCHEN: Comprises of a matching range of base and eye level units with solid oak doors and roller edge worksurface. Inset 1½ bowl sink with side drainer and mixer tap over. Space and plumbing for a washing machine, oven and larder style fridge/freezer. Double glazed window to the side elevation. Ceiling light point. Laminate effect timber flooring.

BEDROOM 1: UPVC double glazed window to the side elevation. Ceiling light point. Electric heater.

BATHROOM: Comprising of a three piece suit to include a paneled bath with Triton shower attachment over. WC and wash hand basin. UPVC window to the side elevation. Ceiling light point. Electric heater.

OVERSTAIRS STORE: Wall-mounted light point. Provides ample storage shelving.

AIRING CUPBOARD: Pre-lagged immersion cylinder and slatted storage shelving.

TENURE/POSSESSION: The property is leasehold on the balance of a 125 year lease which commenced on 20th October 1987. The service charge is currently £220.25 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 round about 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. 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: Mains electricity 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 freehold and vacant possession will be given upon completion of the sale.

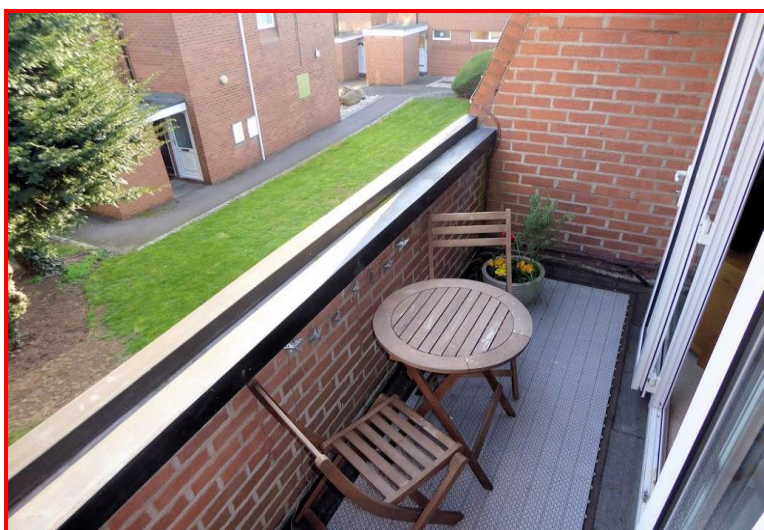
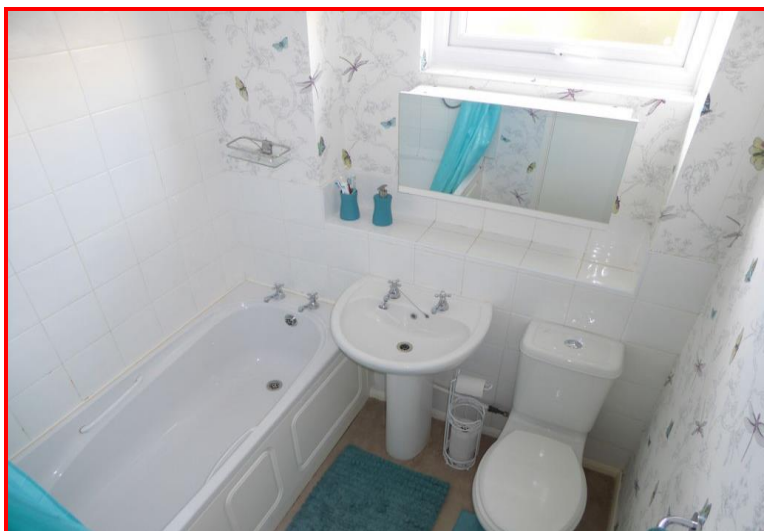
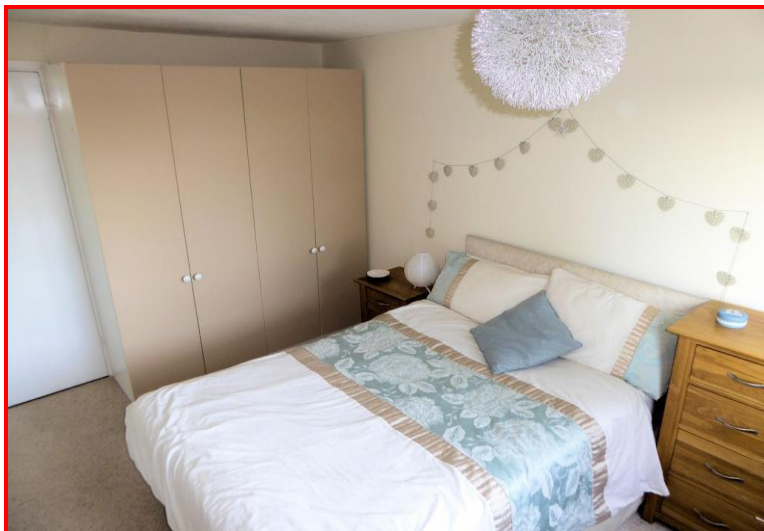
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

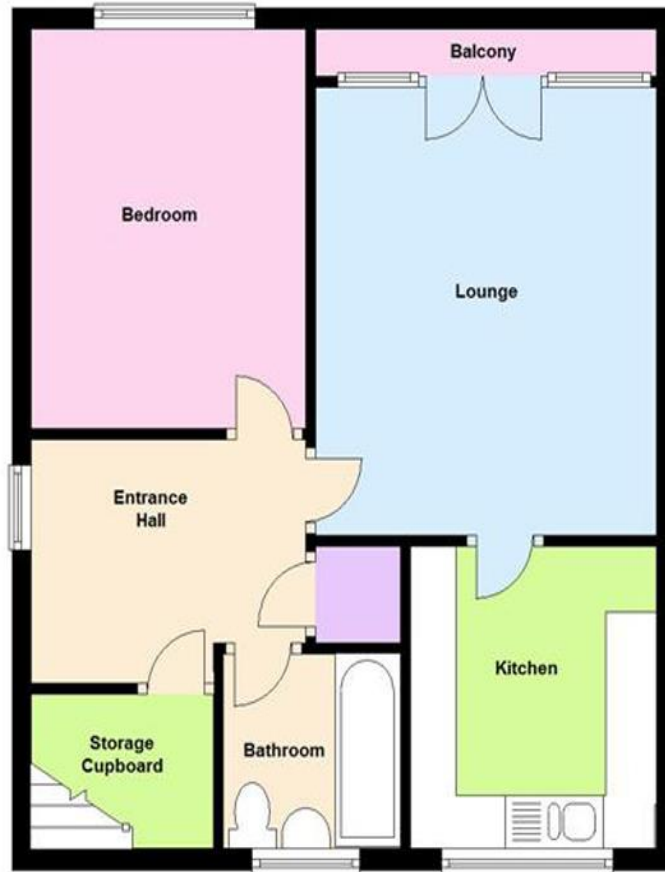
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 14/03/2019. We are members of The Property Ombudsman scheme.



First Floor



Energy Performance Certificate HM Government

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

Dwelling type: Top-floor flat Reference number: 8004-4460-2929-1507-7873
 Date of assessment: 09 June 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 09 June 2013 Total floor area: 48 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:	£ 2,043
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	£ 95 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;"> You could save £ 252 over 3 years </div>
Heating	£ 1,385 over 3 years	£ 1,262 over 3 years	
Hot Water	£ 501 over 3 years	£ 435 over 3 years	
Totals	£ 2,043	£ 1,791	

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

Very energy efficient: lower running costs

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).

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£25	£ 63
2. Heat recovery system for mixer showers	£585 - £725	£ 96
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 122

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

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