



DRAFT DETAILS

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



PRICE: £89,950

Situated on this purpose built development, Freckeltons are pleased to offer this One Bedroom, Ground Floor Flat to the market. The Flat is located within easy access of Loughborough University as well as being within easy access of Local Commuter Routes giving access to Loughborough's Town Centre as well as Leicester, Derby and Nottingham. The accommodation comprises of a Lounge, Kitchen, Separate Double Bedroom and a Bathroom. Outside there is a patio which leads on to the maintained communal lawns. There are two car parks which give adequate parking. The Flat is currently subject to an Assured Shorthold Tenancy which has been in place since August 2018 and currently achieves a rental of £460 per calendar month. Taking that into account, it would be perfect for those looking at a rental investment opportunity. Energy Rate D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Electric storage heater. Two built in cupboards, one providing full storage space and housing the fuse box and electricity meter. The other housing the property's lagged emersion cylinder, water tank and slatted storage shelves. Internal doors give access to:

LOUNGE: 4.22m x 3.53m (13' 10" x 11' 7") UPVC double-glazed window and patio doors to the rear elevation which overlook the communal lawned area and enjoys a westerly aspect. Ceiling light point. Electric night storage heater. Door through to the:

KITCHEN: 2.87m x 2.67m (9' 5" x 8' 9") Comprises of a matching range of base and eye level units with roll edge work surface. Space and plumbing for washing machine. Electric oven, dishwasher and larder style fridge freezer. UPVC double-glazed window to the front elevation. Ceiling light point. Wall mounted electric heater.

BEDROOM 1: 4.5m x 2.77m (14' 9" x 9' 1") UPVC double glazed windows to the side elevation (right hand side is obscure). Ceiling light point. Night storage heater.

BATHROOM: Comprises of a three piece suite to include panelled bath with electric shower over and glass shower screen, W.C. and wash hand basin. Obscure UPVC double-glazed window to the front elevation. Ceiling light point. Heated towel rail. Extractor fan.

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 Maltings pub is on the left hand side, take the left hand turn into Burns Road and then left again into Knightthorpe Court where Number 20 can be located on the right hand side.

PURCHASER'S NOTE: Please note that the pictures used for advertising were taken in June 2018 and are being used for illustrative purposes only.



SERVICES: We understand mains Electricity, 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: We understand the property to be leasehold on the balance of a 125 year lease which commenced on 20th October 1987. There is an option for any purchaser to extend the lease, please speak to us for more information. The service charge is currently £281.00 per quarter. There is a ground rent of £10 per annum. The property is also subject to an Assured Shorthold Tenancy and has been since August 2018. The current rental achieved is £460.00 per calendar month.

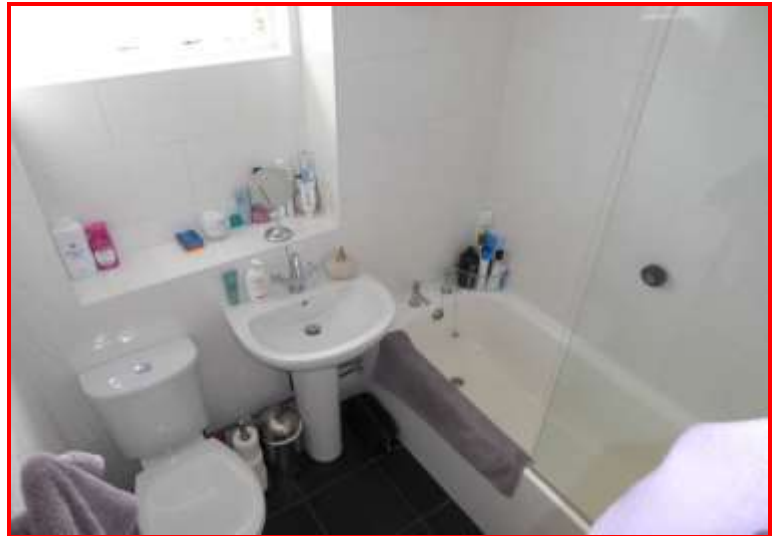
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

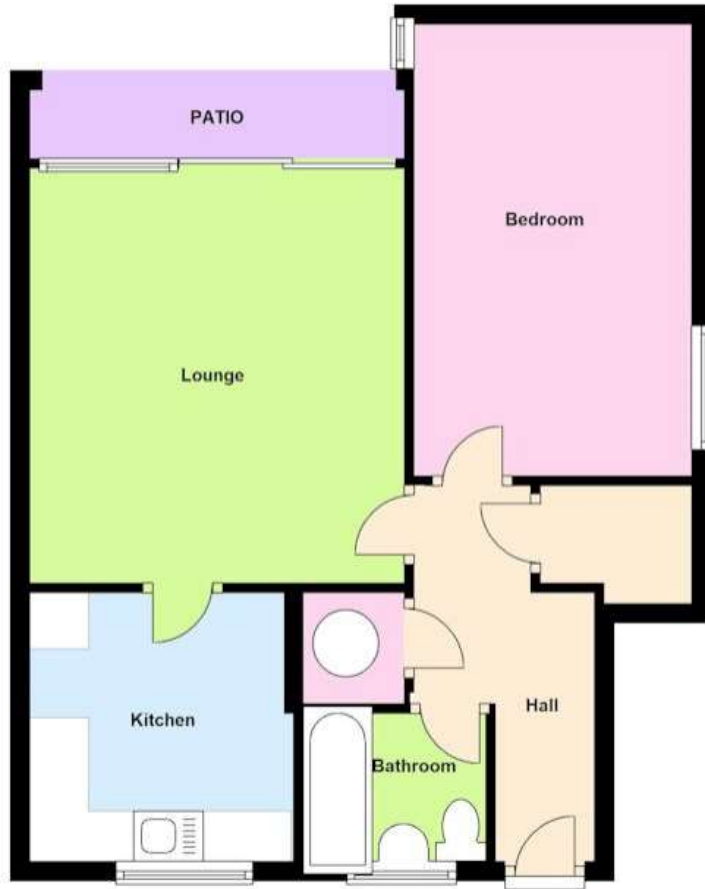
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 4th May 2022 We are members of The Property Ombudsman scheme.



Ground Floor Flat



Energy Performance Certificate		SAP	
<p>Plot 26, Highways House & Annex, Park Lane, London W1A 1AA</p> <p>Building type: Residential flat Reference number: 10111420</p> <p>Date of assessment: 21 March 2018 Type of assessment: Standard assessment</p> <p>Rate of construction: 2010 Floor area: 40.00 m²</p>			
<p>Estimated energy costs of heating for 3 years</p> <p>£ 2,010</p> <p>£ 1,140</p>		<p>Estimated energy costs of cooling for 3 years</p> <p>£ 0</p> <p>£ 0</p>	
<p>Estimated energy costs of hot water</p> <p>£ 1,140</p> <p>£ 0</p>			
<p>Estimated energy costs of electricity</p> <p>£ 1,140</p> <p>£ 0</p>			
<p>Energy Efficiency Rating</p> <p>The graph shows the energy efficiency of the property. The graph shows the energy efficiency of the property. The graph shows the energy efficiency of the property.</p>			
<p>Estimated energy costs of electricity</p> <p>£ 1,140</p> <p>£ 0</p>			