



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



PRICE: £62,500

Set within easy reach to Loughborough town centre and University as well as local commuter routes on a purpose built development. This studio flat would suit a first time buyer or buy to let investor, with an accommodation that includes entrance hall, two useful storage cupboards off, open plan lounge with patio doors leading to the private patio that overlook the communal grounds. The bedroom area is off the lounge, separate fitted kitchen and family bathroom including a three piece suite. Energy rating of D.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Ceiling light point. Night storage heater. Doors to Storage cupboard. Further door to cupboard housing the hot water cylinder and internal door through to:-

LOUNGE: 9'8" x 11'8" (2.9m x 3.6m) Double-glazed patio doors overlooking the shared communal area with a private patio. Ceiling light point. T.V Ariel point. Open to:-

BEDROOM AREA: Ceiling point. UPVC double-glazed window to the front elevation. Built in storage units over bed recess.

KITCHEN: 9'5" x 6'7" (2.9m x 2.0m) Comprises of a range of base units with inset stainless steel sink and side drainer and work surface. Space for oven, washing machine and larder style fridge freezer.

BATHROOM: Comprises of a three piece suite to include a bath, W.C and wash hand basin. Obscure UPVC double-glazed windows to the rear elevation. Ceiling light point.

OUTSIDE: Property sits in a purpose built complex and has access to the well maintained communal garden areas throughout the development. There is a parking space at the facility on a first come first serve basis and there is also an option (subject to availability) to rent a garage within the complex.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester road. At the first traffic light, turn right onto Southfield Road, follow the road around to the right and to your left onto Forest Road and proceed to the traffic island junction of Epinal Way. Take the fourth exit onto Epinal Way and continue along over the next traffic conjunction and shortly after passing the fire station, take the first left at the traffic conjunction onto to Alan Moss Road and take the first right onto Burns Road. Follow the road around where Knightthorpe Court will be eventually located on the right hand side. Up on entering the bottom car park, number 43 can be located towards the rear of the development.



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

TENURE/POSSESSION: The property is leasehold.

125 year lease which commenced on the 20th October 1987 leaving 94 years. The service charge is currently £171.25 per quarter with ground rent of £10 per annum.

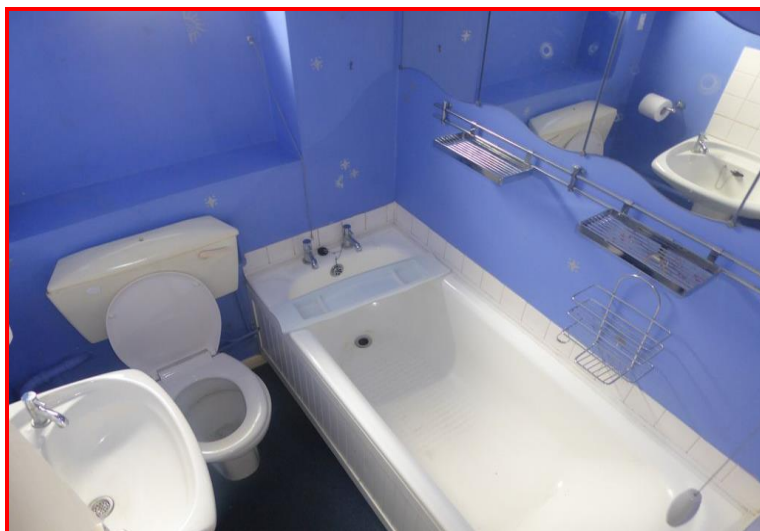
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

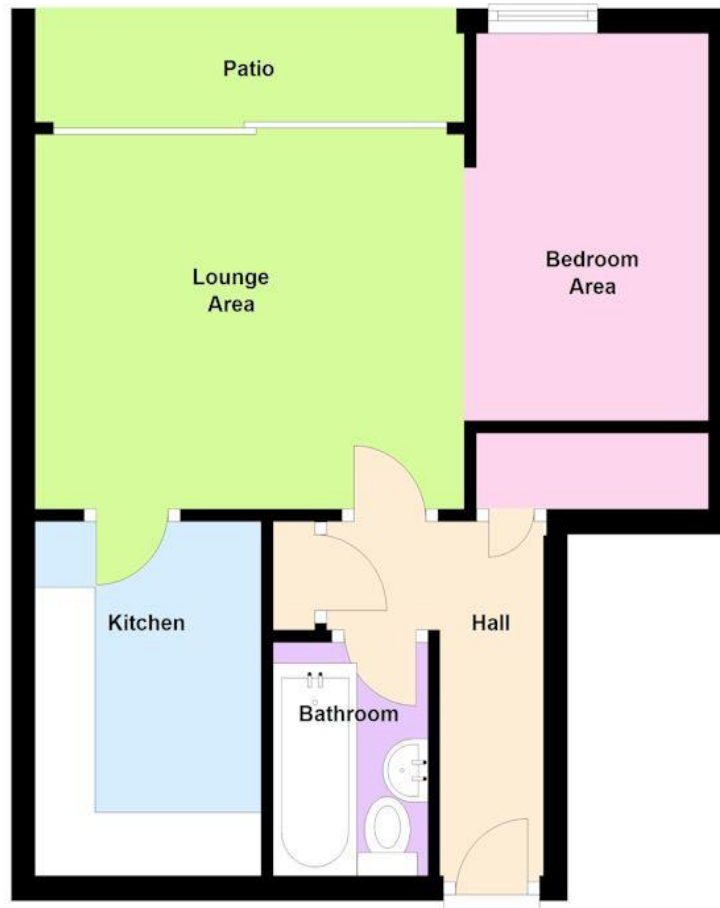
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors 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 23/01/18. We are members of The Property Ombudsman scheme.



Ground Floor Studio



Energy Performance Certificate

Flat 43 Knightthorpe Court, Burns Road, LOUGHBOROUGH, LE11 4NP

Dwelling type: Ground-floor flat Reference number: 8068-7829-5910-0945-9992
 Date of assessment: 15 January 2018 Type of assessment: RdSAP - existing dwelling
 Date of certificate: 22 August 2018 Total floor area: 28 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:	£ 1,959
Over 3 years you could save	£ 885

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 78 over 3 years	
Heating	£ 1,053 over 3 years	£ 651 over 3 years	
Hot Water	£ 750 over 3 years	£ 345 over 3 years	
Totals	£ 1,959	£ 1,074	You could save £ 885 over 3 years

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.

Very energy efficient - lower running costs	Current	Potential	More energy efficient - higher running costs
(92-101) A		76	
(81-91) B			
(69-80) C			
(55-68) D			
(44-54) E			
(31-43) F			
(13-30) G			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4 000 - £5 000	£ 264
2 Increase hot water cylinder insulation	£15 - £20	£ 114
3 Low energy lighting for all fixed outlets	£25	£ 60

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.