



**DRAFT DETAILS**

**11 MANOR GARDENS CLOSE, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1DL**



**PRICE: £137,950.00**

This modern two bedroom apartment is the ideal purchase for first time buyers looking to get on the property ladder or a buy to let investors, the property is currently receiving a rental income of £600 pcm. This purpose built development is situated within walking distance to Loughborough Town Centre and Loughborough Train Station. The accommodation offers spacious living which includes an breakfast kitchen with integrated oven and hob, diner and open plan lounge that has dual aspect Juliette balconies letting in plenty of natural light. The Master Bedroom has two built in wardrobes and an en-suite shower room. The second bedroom is also a double bedroom and there is a separate family bathroom. Outside there is a secure carpark with gated access and allocated parking Energy Rating C.

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**Residential Sales**

## ACCOMMODATION:

**COMMUNAL ENTRANCE HALL:** Telephone keypad entrance. Communal stairwell. Proceed to the second floor where Number 11 is on the right hand side. Timber door leads through to: -

**ENTRANCE HALL:** Storage cupboard off. Further cupboard housing the hot water heater. Laminate flooring. Wall-mounted electric heater. Ceiling light point. Telephone. Entrance system. Internal doors leading through to: -

**LOUNGE:** 4.5m x 3.66m (14' 9" x 12' 0") 2 Juliette balconies to the front and side elevation. Laminate effect timber flooring. Ceiling light point. Open plan into: -

**BREAKFAST KITCHEN:** 3.4m x 2.9m (11' 2" x 9' 6") Breakfast area having ceiling light point. Comprising of a range of base and eye level units with roll edge worksurface with inset 1½ bowl sink with side drainer. Space and plumbing for fridge freezer and washing machine. Ceiling downlights. UPVC double-glazed window to the side elevation.

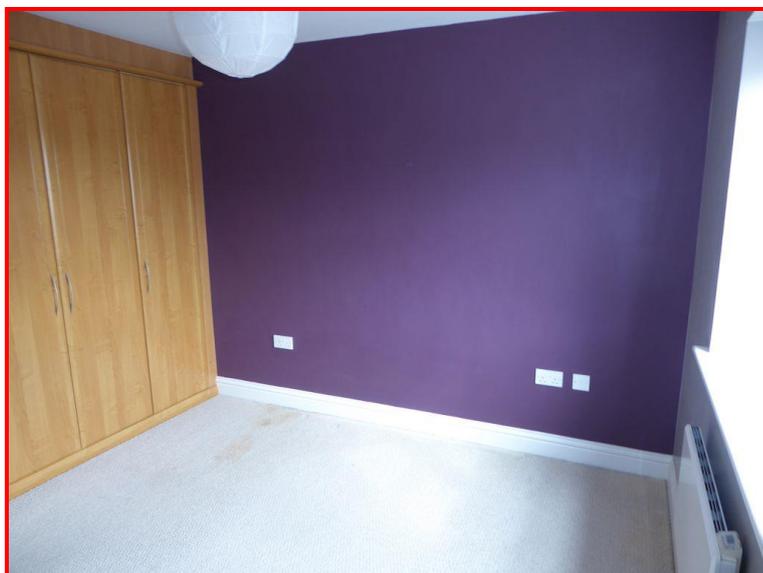
**BEDROOM 1:** 4.12m x 2.85m (13' 6" x 9' 4") UPVC double-glazed window to the side elevation. Ceiling light point. Electric heater. Built-in double and single wardrobe. Door through to: -

**EN-SUITE SHOWER ROOM:** Comprises of a three piece suite to include walk-in shower, WC and wash hand basin. Obscure double-glazed window to the side elevation. Ceiling light point. Electric heater. Extractor fan.

**BEDROOM 2:** 4.01m x 3.53m (13' 2" x 11' 7") Double-glazed window to the rear elevation. Ceiling light point. Electric heater.

**FAMILY BATHROOM:** Comprises of a three piece suite to include bath with shower attachment over, WC and wash hand basin. Ceiling downlights. Electric heater. Extractor fan.

**OUTSIDE:** There is allocated parking to the outside space, which is secured by a keypad or remote entrance electric gates.



**DIRECTIONS:** From our office, proceed in a northerly direction on the A6 Leicester Road. At the traffic lights, turn right onto Baxter Gate. Proceed along up to the junction and go straight on towards Nottingham Road, passing the Beacon Bingo on the left hand side. At the traffic lights, take the left hand turn where the gated access to Manor Gardens can be located on the right hand side. Number 11 is in the block immediately adjacent to the entrance gate.

**SERVICES:** 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:** The property is leasehold. We understand it is a 125 year lease was granted on 1<sup>st</sup> January 2006 leaving 113 years. The maintenance charge is £1,476.98 per annum and the ground rent is £219.06 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 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 27<sup>th</sup> November 2018. We are members of The Property Ombudsman scheme.



## Second Floor



Energy Performance Certificate		HM Government	
11, Manor Gardens Close, LOUGHBOROUGH, LE11 1DL			
Building type	Market flat	Reference number	9014-2010-1064-0017-0375
Date of assessment	28 November 2013	Type of assessment	RUSAP existing dwelling
Date of publication	28 November 2013	Total floor area	73 m <sup>2</sup>
Use this document for: * Compare current energy performance to see what properties are more energy efficient * Find out how you can save energy and money by making improvement measures			
Estimated energy costs of dwelling for 3 years	£ 3,587		
Cost of green improvements	£ 192		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 186 over 3 years	<b>100</b> could save <b>£ 192</b> over 3 years
Heating	£ 260 over 3 years	£ 228 over 3 years	
Hot Water	£ 207 over 3 years	£ 211 over 3 years	
<b>Total</b>	<b>£ 665</b>	<b>£ 626</b>	
These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on energy for individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
<p><b>Current (C)</b> <b>Potential (B)</b></p>	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 recommended measures on page 5. The average energy efficiency rating for all dwellings in England and Wales is around E rating (50). 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 energy saving over 3 years	Available with Green Deal
1 Double glazing for water (upside-insulation)	£15 - £25	£ 11	
2 Fan assisted storage heaters	£100 - £1,200	£ 10	
3 Hour recovery system for newer showers	£600 - £700	£ 15	
To find out more about the recommended measures and the other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-efficiency">www.gov.uk/energy-efficiency</a> or call 0800 135 1500 (national toll-free). The Green Deal may enable you to finance the heating and lighting improvements.			