



**151 OLD ASHBY ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 4PQ**



**PRICE: £74,950**

Situated within easy reach of Loughborough's town centre and university via local bus routes. This one bedroom flat is ideal for a first time buyer or those looking to buy to let investment market. The accommodation comprises of a communal entrance hall, which leads to the flat where there is an entrance hall, lounge, kitchen, bedroom and bathroom. One allocated parking space for the flat and two visitors parking (shared amongst four flats). Energy rating of D.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**COMMUNAL ENTRANCE HALL:** The property is accessed by a communal entrance door, which has steps leading up to the flat where 151 is the door on the left hand side. Timber door leads to:-

**ENTRANCE HALL:** Two ceiling light points. Central heating radiator. Timber effect laminated flooring. Airing cupboard housing the properties hot water cylinder and internal doors leadings through to:-

**LOUNGE:** 4.98m x 3.99m (16' 4'' x 13' 1'')  
Single glazed windows to the front elevation. Ceiling light point. Central heating radiator. Timber effect laminated flooring.

**KITCHEN:** 5.39m x 1.75m (17' 8'' x 5' 9'')  
Comprises of a range of base and eye level units with work surface. Inset sink with side drainer. Space for washing machine, fridge/freezer, dishwasher and oven. Ceiling strip light. Single glazed window to the side elevation and front. Ceiling light point. Central heating radiator. Tiled effect vinyl flooring.

**BATHROOM:** 3.79m x 2.52m (12' 5'' x 8' 3'')  
Comprises of a three piece suite to include a bath. W.C and wash hand basin. Ceiling light point. Extractor fan. Central heating radiator.

**OUTSIDE:** The property has access to one parking space to the rear of the development; there are two further spaces which are allocated to visitors. There is also a drying area, this is the only outside space the flat enjoys.

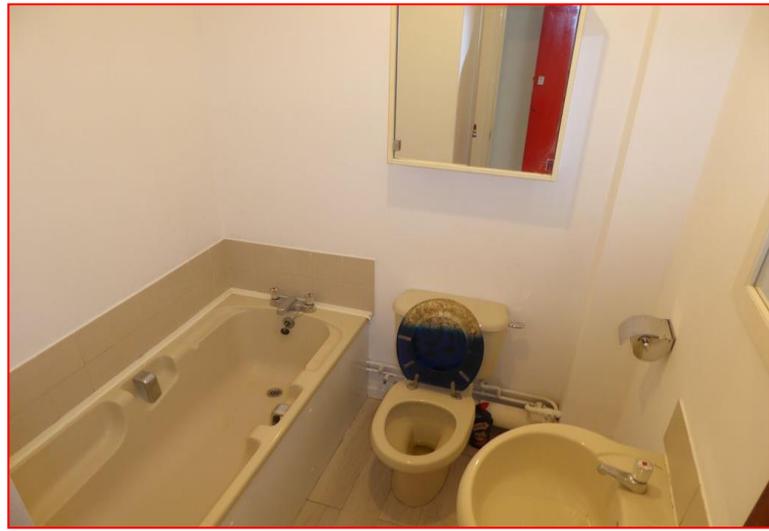
**DIRECTION NOTE:** From our office proceed on a southerly direction on the A6 Leicester Road and at the traffic lights turn right onto Southfields Road. Follow the road around to the right and to the left onto Forest Road and continue to the traffic island with Epinal Way. At the traffic island take the fourth exit onto Epinal Way and continue pass the University and at the next traffic island junction with Ashby Road. Take the first exit onto A512 Ashby Road, continue to the first set of the traffic lights, turn right at the traffic lights on Southfield Road. Continue to the mini traffic island junction, taking the left hand turn onto Old Ashby Road, follow the road around for some distance where 151 will eventually be located on the right hand side above the shop.



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

**TENURE/POSSESSION:** The property is subject to a 999 year lease which commenced in approximately 31 years ago, therefore leaving 968 years left on the lease. We understand that the service charge is approximately £240.00 per year this includes the service charge and ground rent.

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



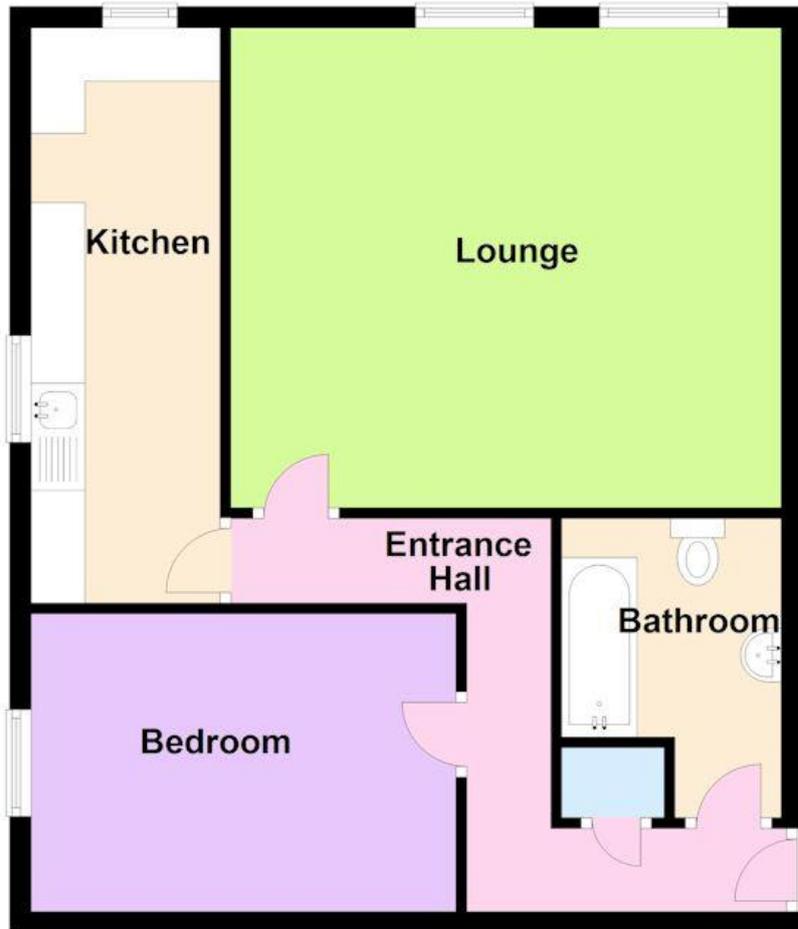
**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**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 13/05/2019. We are members of The Property Ombudsman scheme.

# First Floor



### Energy Performance Certificate HM Government

**First Floor Flat, 151, Old Ashby Road, LOUGHBROUGH, LE11 4PQ**

Dwelling type: Top floor flat	Reference number: 0964-2841-7458-9401-6145
Date of assessment: 09 May 2019	Type of assessment: RGDAP existing dwelling
Date of certificate: 11 May 2019	Total floor area: 54 m <sup>2</sup>

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:	£ 2,229
Over 3 years you could save	£ 798

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 132 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;">                     You could save £ 798 over 3 years                 </div>
Heating	£ 1,470 over 3 years	£ 1,032 over 3 years	
Hot Water	£ 492 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 2,229</b>	<b>£ 1,431</b>	

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

You energy efficient - lower running costs

A: Most energy efficient - highest running costs  
G: Least energy efficient - lowest 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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £300	£ 114
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 30
3. Low energy lighting for all fixed outlets	£30	£ 111

See page 3 for a full list of recommendations for this property.

Go and find out more about the recommended measures and/or the actions you should take today to save money. Visit [www.gov.uk/energy-grants-calculator](http://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.

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