



**25 UNION WHARF, OFF CARTWRIGHT STREET,  
LOUGHBOROUGH LE11 1JW**



**PRICE: £99,950**

Within close proximity to Loughborough's town centre and the train station, this two bedroom flat is ideal for buy to let investors or first time buyers. Set within this purpose built development, this modern two bedroom first floor flat offers accommodation to include an entrance hall that leads through to the good sized lounge with a bay window that overlooks the canal, the dining kitchen also overlooks the canal and has a built in oven. There are two bedrooms and a family bathroom. There is a communal space outside and allocated parking. The flat is currently let out at £470 PCM. Internal inspection is highly recommended to appreciate the accommodation that is on offer. Energy rating C.

**THINKING OF SELLING?**

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**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** With remote entry system. Coving to ceiling. Access to roof space.

**LOUNGE:** 4.17m x 3.28m (13' 8" x 10' 9") With laminate flooring, central heating radiator and coving to ceiling. UPVC walk in bay window with views over the canal.

**DINING KITCHEN:** 4.17m x 2.95m (13' 8" x 9' 8") With range of fitted units with inset sink unit, gas hob with electric oven under and extractor fan unit over. Tall cupboard. Wall mounted boiler and central heating radiator. Space and plumbing for washing machine. Two double glazed windows with views over the canal.

**BEDROOM ONE:** 3.12m x 3.0m (10' 3" x 9' 10") With central heating radiator and coving to ceiling.

**BEDROOM TWO:** 2.16, x 3.02m (7' 1" x 9' 11") With central heating radiator and coving to ceiling. Telephone point.

**BATHROOM:** With all tiled walls, panelled bath with shower attachment over and surrounding shower screen, wash hand basin and low level W.C, extractor fan unit, towel/radiator, tiled floor.

**OUTSIDE:** Allocated parking space and communal grounds.

**DIRECTIONS:** From our offices proceed in a southerly direction on the A6/Leicester Road. Turn left at the first set of traffic lights staying on the A6. At the next set of traffic lights continue straight on onto Lemyngton Street. At the end of the road at the traffic lights turn right onto bridge street and continue to the cross roads. At the cross roads turn left onto Meadow Lane. Just before the next traffic lights take a right into Cartwright Street. The development is to be found on the right hand side.

**SERVICES:** All main 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. A 99 year lease was granted on 1<sup>st</sup> January 1995 leaving 76 years. The maintenance charge is £749.60 per annum and the ground rent is £10.00 per annum. The property is being sold subject to an assured shorthold tenancy which was granted on 6<sup>th</sup> December 2014 at a rental currently at £470.00 PCM.





**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 13/06/18. We are members of The Property Ombudsman scheme.



