



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



PRICE: £99,450

Within close proximity to Loughborough's town centre, 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.

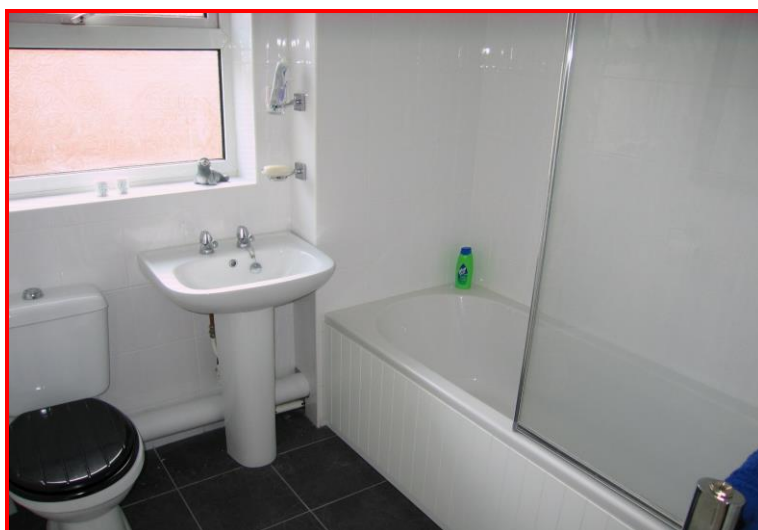
BATHROOM: With all tiled walls, panelled bath with shower attachment over and surrounding shower screen, wash hand basin and low level W.C, extractor fan unit, towel/radiator, tiled floor.

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 1st 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 6th 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.





Energy Performance Certificate

25, Cartwright Street
LONDON EC2C 2EJH
LE11 1AW

Dwelling type: Top floor flat
Date of assessment: 2 June 2010
Date of certificate: 02-Jun-2010
Reference number: 8404-2037-8629-2006-7003
Type of assessment: RDSM*, existing dwelling
Total floor area: 49 m²

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Current: 75, Potential: 81

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Current: 71, Potential: 78

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m ² per year	107 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.0 tonnes per year
Lighting	£36 per year	£28 per year
Heating	£220 per year	£200 per year
Hot water	£55 per year	£54 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised sunning conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.