



### **DRAFT DETAILS**

**CROWN APARTMENTS, QUEENS ROAD,  
LOUGHBOROUGH, LEICESTERSHIRE, LE11 1AG**



**£159,950**

This two-bedroom apartment, set on the third storey, includes a combined living area with a balcony to the rear, a family bathroom, a kitchen, with windows allowing for natural light. Both bedrooms are similar in size, include wardrobe space, one comprises of an en-suite. The layout is suitable for multiple occupants or for use as a bedroom and a separate office or guest room. The property has its own allocated parking space. It is located within vicinity of local commuter routes and the town centre. Energy performance rating E.

#### **THINKING OF SELLING?**

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

**Residential Sales**

## **ACCOMODATION:**

**ENTRANCE HALL:** Ceiling light point, a radiator and a storage cupboard to the rear.

**LOUNGE:** 5.51m x 4.29m (18' 1" x 14' 1") UPVC double glazed window and door leading to the balcony, ceiling light point and a radiator. Open to-

**KITCHEN:** 1.75m x 3.84m (5' 9" x 12' 7") Comprising of base and eye level units, sink with drainage basin to the right, oven with electric hob over, UPVC double glazed window to the rear and a ceiling light point. Open plan access from the lounge.

**BEDROOM 1:** 4.29m x 2.97m (14' 1" x 9' 9") UPVC double glazed window, ceiling light point, a radiator, a sliding wardrobe and an en-suite.

**EN SUITE:** 2.49m x 1.37m (8' 2" x 4' 6") UPVC double glazed obscure window, W/C, wash hand basin, shower cubicle, towel rail radiator and a ceiling light point.

**BEDROOM TWO:** 4.06m x 2.72m (13' 4" x 8' 11") UPVC double glazed window, ceiling light point, a radiator and a built-in wardrobe.

**BATHROOM:** 1.73m x 2.08m (5' 8" x 6' 10") Comprises of a bath with shower over, W/C, wash hand basin, towel rail radiator, a ceiling light point and a carpet as flooring.





**SERVICES:** 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 and vacant possession will be given upon completion of the sale. . Current service charge for 2025/26 is £1027.40 per annum and a ground rent of £50.00 per half year. The lease on the building commenced on 1<sup>st</sup> April 2006 for a period of 125 years (106 years remaining).

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

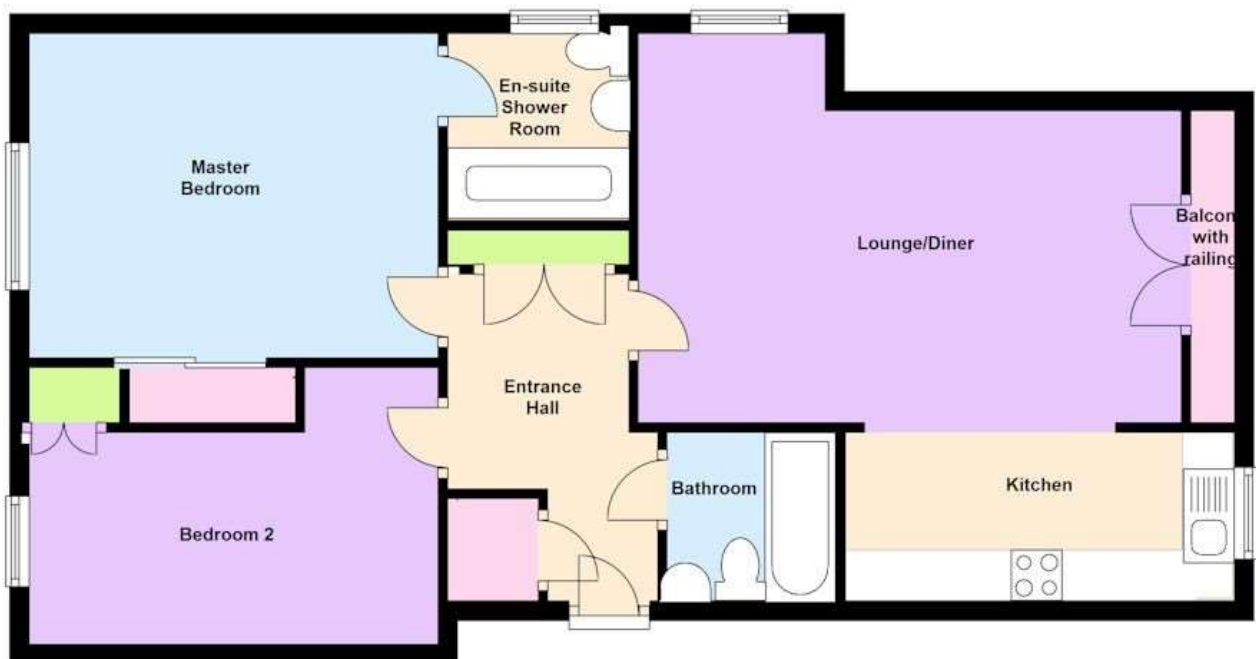
**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**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 23<sup>rd</sup> May 2025 We are members of The Property Ombudsman scheme.



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