



**14 CROWN APARTMENTS, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1AG**



**£154,950**

**THREE BEDROOMS  
CLOSE TO THE TOWN CENTRE**

A rare opportunity to purchase this well presented three bedroom spacious flat within walking distance of the town centre. Offering to include open plan lounge, dining room and kitchen, three bedrooms with en suite to master and family bathroom. Balcony and allocated parking space within easy reach of local commuter routes and places of employment. This property must be viewed to appreciate the size and accommodation on offer.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL** Ceiling light point. Central heating radiator. Central heating thermostat. Laminate flooring. Internal door to cupboard housing the properties hot water cylinder. Internal doors giving access to:-

**LOUNGE AREA** 4.45m x 30.58m (14' 7'' x 10' 4'') which has a ceiling light point. Central heating radiator. uPVC double glazed window to the side elevation. Wood effect timber flooring and opens up into the:-

**DINING AREA** 3.86m x 3.61m (12' 8'' x 11' 10'') which has ceiling light point. Central heating radiator (shared with the kitchen). uPVC double doors opening onto the balcony.

**KITCHEN AREA** 3.61m x 2.44m (11' 10'' x 8' 0'') with matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer and mixer tap over. Built in oven and hob with extractor hood over. Integrated dishwasher and washing machine. Space for larder style fridge/freezer. uPVC double glazed window to the side elevation. Inset lights. Laminate effect timber flooring.

**BEDROOM 1** 4.34m x 3.25m (14' 3'' x 10' 8'') uPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator. Built in wardrobe with sliding door. Internal door to the En Suite shower room.

**EN-SUITE SHOWER ROOM** which comprises of a three piece suite to include walk in shower cubicle. W.C and wash hand basin. Obscure uPVC double glazed window to the side elevation. Ceiling down light and heated effect towel rail.

**BEDROOM 2** 3.79m x 2.85m (12' 5'' x 9' 4'') uPVC double glazed window to the side elevation. Ceiling light point. Central heating radiator and built in wardrobe with sliding door.

**BEDROOM 3** 2.87m x 1.88m (9' 5'' x 6' 2'') uPVC double glazed window to the side elevation. Inset light and central heating radiator.

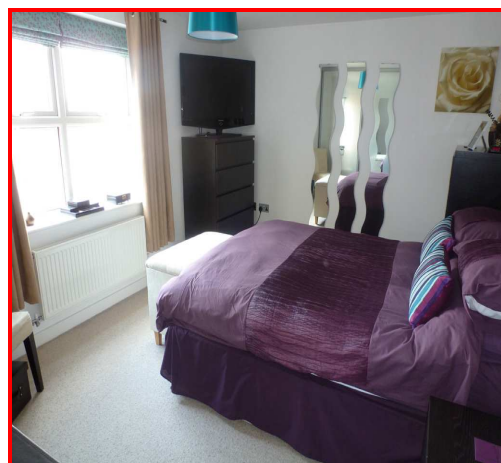
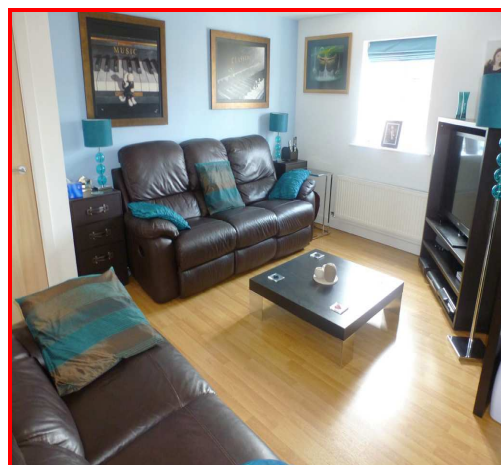
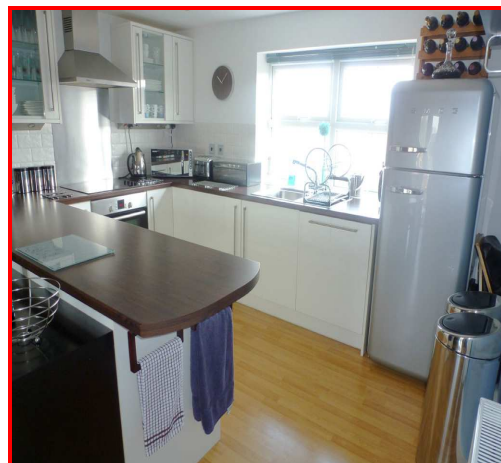
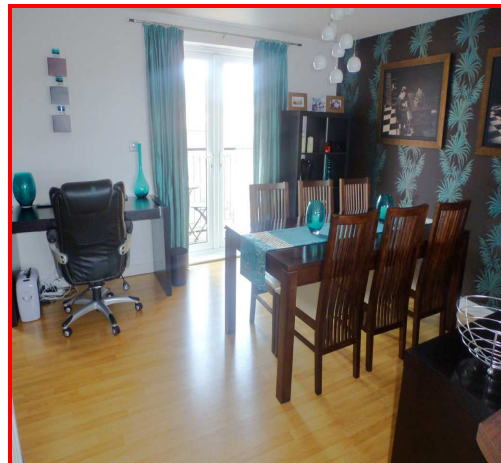
**BATHROOM** which comprises of a three piece suite to include a "p" shaped bath with shower attachment over. W.C and wash hand basin inset to vanity unit with storage cupboard under. Obscure uPVC double glazed window to the side elevation. Inset light. Extractor and heater ladder effect towel rail.

**SERVICES** Mains water and electric are connected to the property. Please note there is no gas connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**DIRECTIONS** From our office proceed in a southerly direction on the A6 Leicester Road and at the traffic lights take the left hand turn onto Nottingham Road, where after a short distance Crown Apartments will be seen on the left hand side. Turn left onto Queen Street and into the car park area where flat 14 can be located towards the rear of the development.

**TENURE/POSSESSION** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

**SERVICE CHARGE:** We understand there is an annual maintenance charge of £800 per annum and a £22 per annum contribution per annum to the company costs.



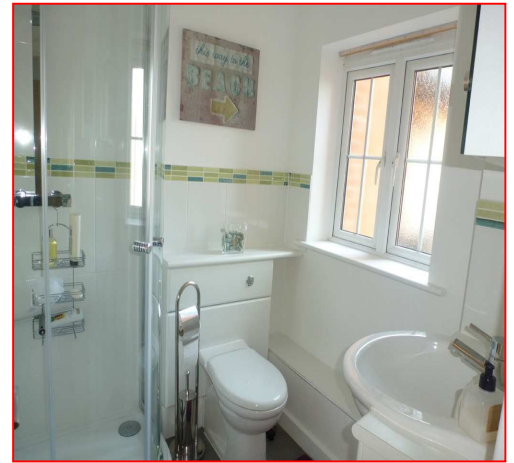
**LOCAL AUTHORITY** Charnwood Borough Council, Southfields,  
Loughborough 01509 263151

**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.

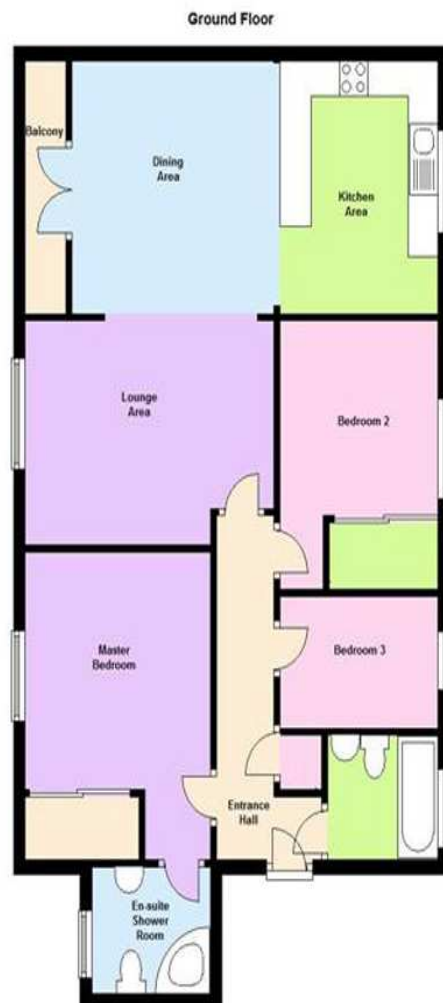
**VIEWING** Strictly by prior appointment through ourselves.

**PROPERTY MISDESCRIPTION:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does 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.



Guide to layout only

Not to scale



# Energy Performance Certificate



Flat 14 Crown Apartments, Queen Street, LOUGHBOROUGH, LE11 1AG

Dwelling type: Mid-floor flat  
 Date of assessment: 20 March 2013  
 Date of certificate: 20 March 2013  
 Reference number: 8397-6927-6410-0960-9926  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 86 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

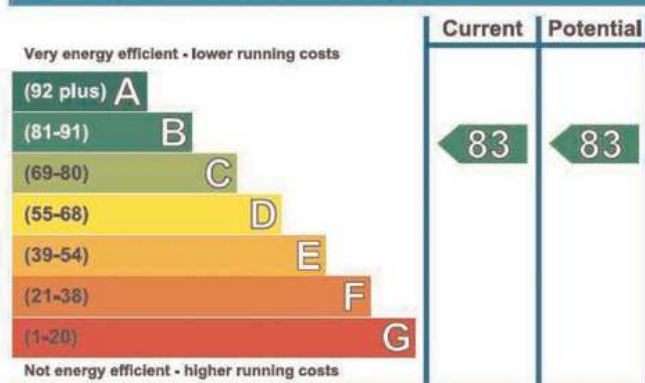
**Estimated energy costs of dwelling for 3 years: £ 1,128**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	Not applicable
Heating	£ 609 over 3 years	£ 609 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 1,128</b>	<b>£ 1,128</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).