



### **DRAFT DETAILS**

**FLAT 2 DRINDAS COURT, 124 LEICESTER ROAD,  
LOUGHBOROUGH, LEICESTERSHIRE LE11 2AQ**



**PRICE £74,950**

- GROUND FLOOR FLAT
- TWO BEDROOMS
- CLOSE TO LOUGHBOROUGH TOWN CENTRE

Situated opposite the Grammar School this ground floor flat would suit those looking for a buy to let investment or looking to reside close to the town centre. Offering accommodation to include: entrance porch with entrance hall off, lounge/kitchen area, two bedrooms and bathroom. With communal parking area and outside patio space. The prospective purchaser will not only be purchasing the flat they will also gain a 25% share of the Freehold with the flat enjoying a 965 year lease. Energy Rating TBC.

### **THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH** Access via double doors with matching side lights. Further UPVC double glazed door gives access to:

**ENTRANCE HALL** Obscure double glazed window to the side elevation. Ceiling point. Central heating radiator and storage cupboard. Internal doors give access to:

**LOUNGE/KITCHEN AREA** 4.29m x 4.09m (14' 1" x 13' 5")

**Lounge** Two UPVC double glazed windows to the side elevation (one is obscure). Ceiling light point. Central heating radiator. Electric fireplace. Open plan to:

**Kitchen Area** Base and eye level unit with work surface space. Inset stainless steel sink and side drainer. Space and plumbing for washing machine and oven. Housing the properties central heating boiler and with timber effect wood flooring.

**BEDROOM 1** 3.63m x 2.72m (11' 11" x 8' 11") UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built in wardrobes.

**BEDROOM 2** 3.33m x 2.44m (10' 11" x 8' 0") UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built in storage cupboard.

**BATHROOM** Comprises of a three piece suite to include panelled bath, W.C. and wash hand basin. Obscure double glazed window to the side elevation. Ceiling light point. Central heating radiator. Built in airing cupboard housing the hot water cylinder and cold water tank.

**OUTSIDE** The property sits within communal grounds with parking space to the front. The property has a raised patio area to its immediate front allowing seating/storage space. It also enjoys shared access to the storage to the rear shared with number 3.

**TENURE/POSSESSION** We understand that the owner of this flat also owns 25% of the Freehold of the site as well as having a 999 year lease in respect of the flat itself. The lease commenced on 21 September 1981 and as of 17th March 2015 there are approximately 965 years unexpired. The service charge is £310.27 for the year.





**DIRECTIONS** From our office proceed in a southerly direction on the A6 Leicester Road and shortly after passing the second set of traffic lights number 124 can be located on the left hand side.

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

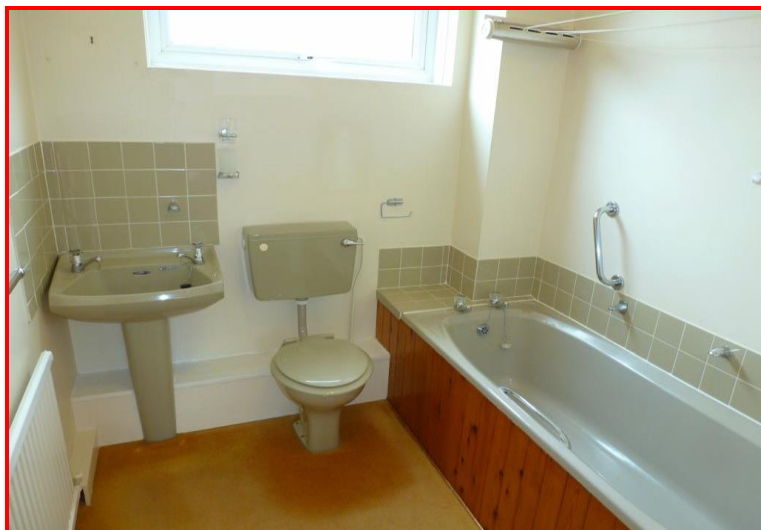
**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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





**Energy Performance Certificate**

Flat 2, 124, Leicester Road, LOUGHBOROUGH, LE11 2AG

Dwelling type: Ground floor maisonette Reference number: 8905-9227-7040-8850-8922  
 Date of assessment: 20 March 2015 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 23 March 2015 Total floor area: 92 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 making improvement measures

**Estimated energy costs of dwelling for 3 years: £ 3,067**

**Over 3 years you could save £ 1,419**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 2,031 over 3 years	£ 976 over 3 years	
Hot Water	£ 888 over 3 years	£ 522 over 3 years	
<b>Totals</b>	<b>£ 3,045</b>	<b>£ 1,624</b>	<b>You could save £ 1,419 over 3 years</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 photovoltaics.

**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 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).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£500 - £1,500	£ 642	✓
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 288	✓
3. Heating controls (room thermostat and TRVs)	£ 250 - £ 400	£ 114	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 328 1226 (textphone relay text). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

