



DRAFT DETAILS

**GROUND FLOOR FLAT, SOVEREIGN COURT,
LOUGHBOROUGH, LEICESTERSHIRE , LE11 2TL**



ON SALE £135,000.00

Situated within Loughborough's Town Centre, this Two Bedroom, Ground Floor Flat is now under sale. Briefly, the accommodation comprises of an Open Plan, Lounge, Diner and Kitchen area, Two Double Bedrooms and a Family Bathroom. The Flat is accessed through a Communal Hallway which is then accessed through a Controlled Pedestrian Gate. There is no parking allocated to this flat on the Development. The location of the flat means that it benefits from Easy Access to Loughborough's town centre and all of the amenities that come with it. Viewing is advised to appreciate the accommodation on offer. Energy Rate C.

THINKING OF SELLING?

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

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Two ceiling light points. Electric heater. Intercom handset. Door to built-in storage cupboard housing the properties Immersion Cylinder. Doors to:

LOUNGE: 15'10'' x 9'11'' (4.82m x 3.02m) Two UPVC double glazed windows, one to the front elevation and one to the side elevation. Ceiling light point. Electric storage heater. Open plan to:

DINING/KITCHEN: 14'9'' x 6'10'' (4.49m x 2.08m) Comprising of a range of base and eye level units and roll edge work surface. Inset stainless steel Sink and side Drainer and Oven and Hob with Extractor Fan over. Under-counter Washing Machine and freestanding Fridge Freezer. UPVC double glazed window to front elevation. Ceiling light point and ceiling strip light. Electric heater.

BEDROOM 1: 12'6'' x 8'0'' (3.81m x 2.43m) UPVC double glazed window to side elevation. Ceiling light point. Electric heater.

BEDROOM TWO: 12'6'' x 7'10'' (3.81m x 2.38m) UPVC double glazed window to side elevation. Ceiling light point. Electric heater.

BATHROOM: Comprising of a three piece suite to include Bath with Electric Shower over, W.C. and Wash Hand Basin. Ceiling light point. Electric Wall Heater. Extractor Fan.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction along the A6 Leicester Road. Turn right at the traffic lights onto Southfields Road and proceed for a short distance where Sovereign Court can be located on the left hand side.

RESTRICTIONS: No Pets allowed by the leaseholder in the building.



SERVICES: Freckeltons have not tested the services and appliances and interested parties should make their own investigations. These appliances consist of a full heating system, lighting and more.

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

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. No upward chain.

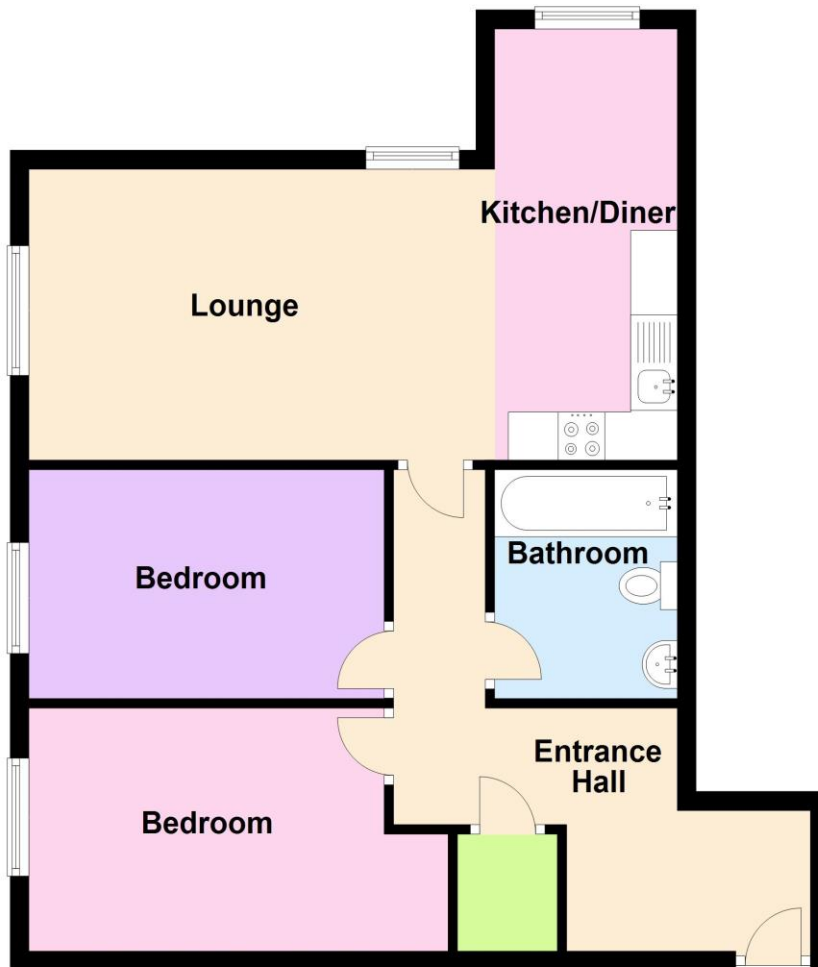
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being 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 22nd July 2024. We are members of The Property Ombudsman scheme.



Ground Floor



Energy performance certificate (EPC)																																		
15 Rowleigh Court Waters Road LONDON/POUGH E11 1L	C	Valid until: 18 May 2023 Certificate number: 9768-8844-7255-0587-2860																																
Property type	Ground-floor flat																																	
Total floor area	61 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/energy-efficiency-standards-for-landlords																																		
Energy efficiency rating for this property																																		
This property's current energy rating is C. It has the potential to be C.	The graph shows this property's current and potential energy efficiency.																																	
See how to improve this property's energy performance	Properties are given a rating from A (most efficient) to G (least efficient).																																	
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																		
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92-100</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>			Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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