

# Holdings

A Modern Estate Agent



121 Griffin Close, Loughborough, LE12 9QQ

£112,950

A rare opportunity to acquire with NO UPWARD CHAIN this fully renovated ground floor apartment with its own private southerly aspect garden and garage, situated within a popular residential area of Shephed close to local amenities and transport links. All fixtures, fittings and curtains are included, the double glazing has been recently replaced along with the electric heating. It is a great opportunity for first time buyers or investors alike with its great rental potential/yield.

## Summary

Situated within a popular and well-established residential area of Shepshed, this well-presented ground floor apartment offers an excellent opportunity for first-time buyers, investors or those seeking low-maintenance living in a convenient location close to local amenities.

Occupying an attractive corner position, the property enjoys the rare advantage of its own private enclosed garden together with a detached single garage, providing valuable outdoor space and additional storage. The accommodation is bright and well-proportioned throughout, centred around a spacious open-plan living area which seamlessly combines the lounge, dining space and fitted kitchen complete with brand new oven and hob, creating a sociable and versatile environment for modern living.

The generous double bedroom offers comfortable accommodation, while the bathroom is fitted with a white suite and shower facilities. Further benefits include double glazing, practical storage solutions and a layout that makes excellent use of the available space.

Outside, the enclosed rear garden provides a private retreat for relaxing or entertaining and benefits from direct access via a personnel door to the brick built single garage. The garage itself offers useful storage and workshop potential.

The property is located in a unique small cul de sac position just off Anson Road enjoying a colour and private open frontal aspect all whilst being within easy reach of Shepshed town centre, local shops, supermarkets, schools and transport links, making it a convenient base for commuters and everyday living alike. Combining private outdoor space, garage parking and well-maintained accommodation, this is a property that is sure to appeal to a wide range of purchasers.

Please note that this property is Leashold with 83 years remaining.  
Service Charge £161.15 per quarter.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



Griffin Close

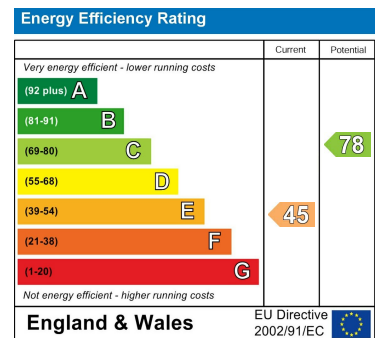
Internal Square Footage: Approx 634 sq.ft

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# Area Map



# Energy Efficiency Graph



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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