

# Holdere

A Modern Estate Agent



83b Griffin Close, Loughborough, LE12 9QQ

Offers in the region of £110,000

Holdere are delighted to present this fantastic opportunity for a first time buyer or investor to purchase this two bedroom top floor flat in the popular Charnwood village of Shepshed. The property has accommodation comprising kitchen diner, lounge, two bedrooms, bathroom, communal gardens and a garage!

This two-bedroom flat on the top floor is situated in a sought after area of Shepshed offering an excellent location near local amenities and within the catchment area for Oxley Primary School.

The property features a spacious lounge and a kitchen diner, making it perfect for family living.

It includes two generous double bedrooms, a family bathroom and communal gardens. Additional benefits comprise a garage and access to a communal car park within the development, making an internal viewing highly recommended to appreciate the property's attractive features and layout.

Upon entering, a lobby/porch area provides access to the inner hall. From the hall you can access all rooms. The lounge is a well proportioned space with a large window with a nice outlook.

The kitchen is thoughtfully designed with a range of wall and base units, complemented by roll-edge work surfaces for ample storage. Within the kitchen is an integrated electric oven, integrated gas hob with extractor over, space and plumbing for washing machine and space for fridge freezer.

Both bedrooms are spacious, with one benefiting from a fitted storage cupboard.

The bathroom is fitted with a three piece suite comprising a bath with shower over, a low flush WC, and a wash hand basin.

Stepping outside you will find the communal gardens that wrap around the property. There is parking for residents as well as a garage in a separate block.

Lease information:

The lease expires in 2109 and has 84 years remaining. There is an option to extend the lease (details available on request). The leasehold charges are £380.60 per quarter and £10 per year ground rent charge.

### **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.

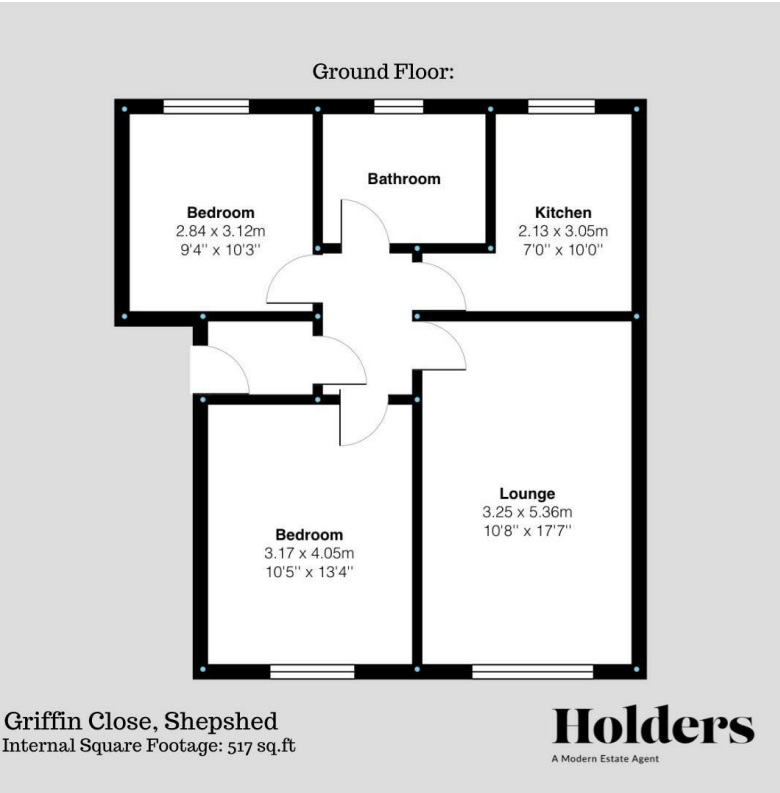
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

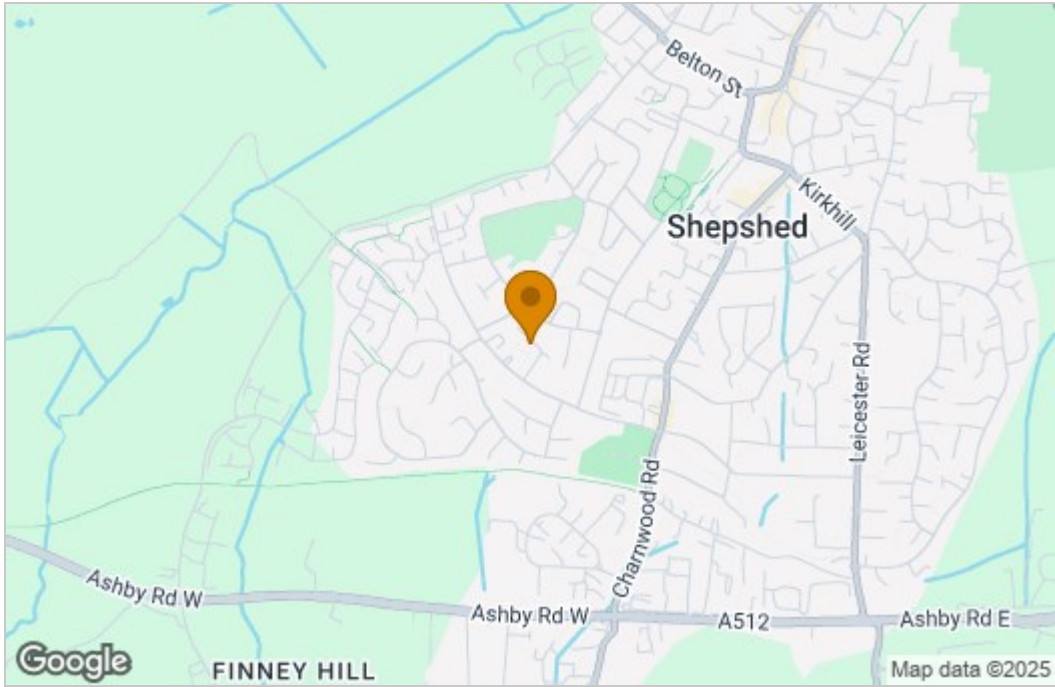
### **Extra Information**

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

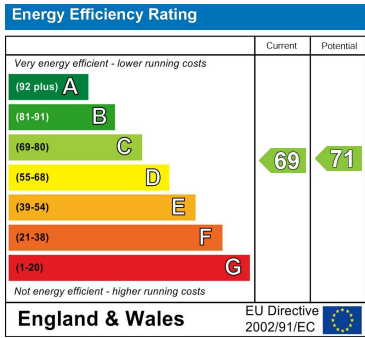
Floor Plan



Area Map



Energy Efficiency Graph



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