

# Holders

A Modern Estate Agent



23 Starling Close, Loughborough, LE12 9WB

£157,500

This well presented two double bedroom semi detached family home is complete with spacious kitchen, diner & lounge and NHBC warranty remaining. 75% SHARE - £157,500

## Summary

Welcome to this beautifully presented two double bedroom semi detached property available for a 75% share.

Upon entering, you are greeted by the entrance hall that provides a stairwell to first floor, w/c and access to the lounge. The Lounge is generously proportioned, ideal for both relaxation and entertaining and a large window to front elevation. At the rear of the lounge is a door taking you to the kitchen diner.

The heart of the home is undoubtedly the Kitchen/Diner, a bright and airy space that combines functionality with style. Featuring space for appliances, ample counter space, and stylish cabinetry, this kitchen is a great space for all the family to enjoy. There is space in this room for a dining table and there is door at the back leading out to the rear garden.

Ascend to the first floor, you will discover two double bedrooms, each thoughtfully designed with comfort in mind.

Completing this level is the family Bathroom, equipped with a three piece suite.

To the outside the property has off road parking spaces to the rear access via the side gate to rear garden. The rear garden is complete with a patio area and lawn space.

### Agent Notes:

Lease granted on 19/12/2019 for a term of 99 years.

The new owner will be liable to pay a rent to Amplius for the remaining 25% in our ownership. The current amount is £134.20 plus building insurance of £8.06 .

A monthly Management charge of £25.95 is also payable.

Rent and service charge payments are collected by monthly direct debit and are reviewed annually each April in line with the terms of the Lease.

Ministry of Defence personnel will be prioritised for Shared Ownership.

For shared ownership sales, prior to instructing solicitors, a £250 (non-refundable) reservation deposit is required to be paid upon official

acceptance of an applicant.

No investors can purchase / no interest only mortgages allowed.

The purchaser who intends to purchase must be approved via Aplius.

## Disclaimer

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.

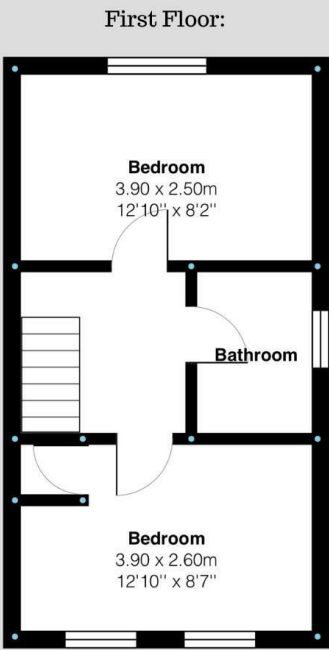
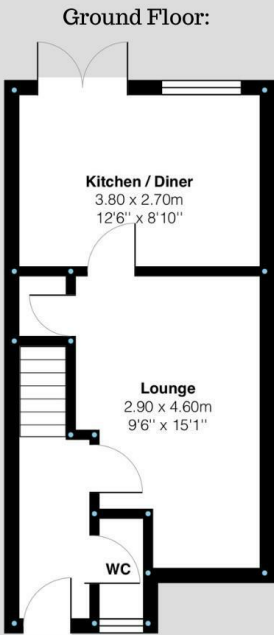
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/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



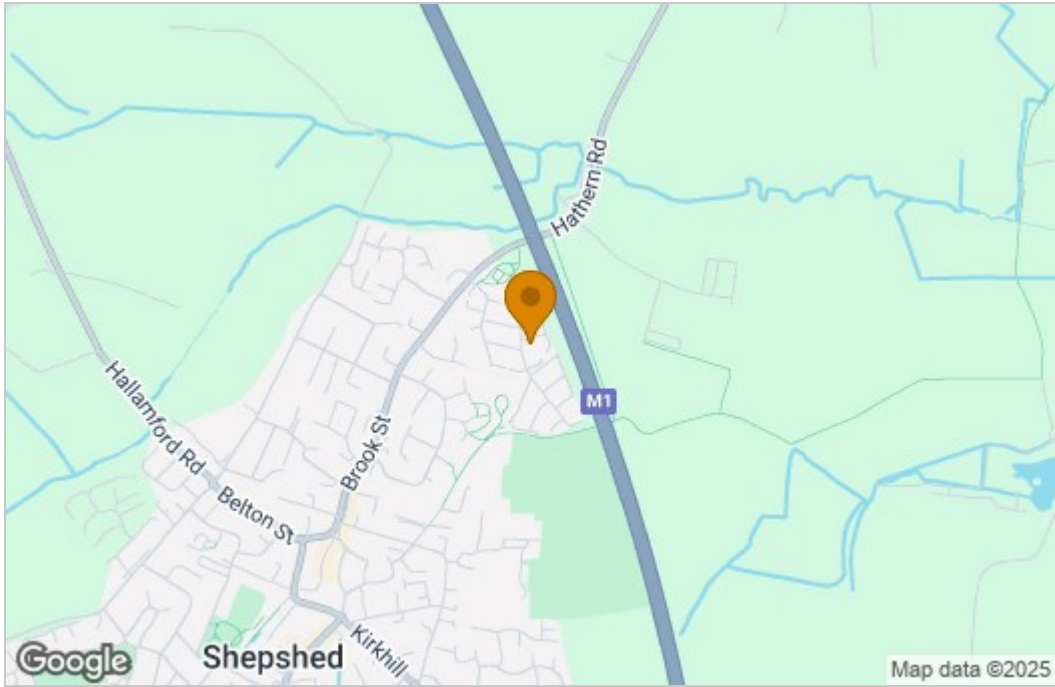
Starling Close, Shepshed  
Internal Square Footage: 631 sq.ft



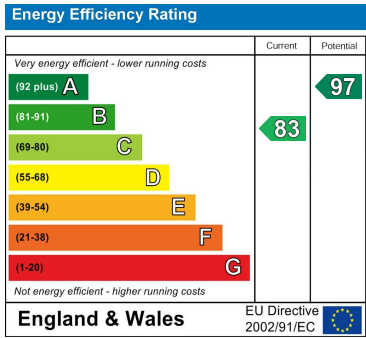
Starling Close, Shepshed  
Internal Square Footage: 631 sq.ft



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 firms employment has the authority to make or give any representation or warranty in respect of the property.