

# Holdere

A Modern Estate Agent



5 Carnation Road, Loughborough, LE11 2UU

£115,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN this spacious and immaculately presented one bedroom home complete with an allocated parking space & countryside views. Situated in the sought after Trinity Gardens development and within easy reach to local amenities all that is left to do is move in. This apartment has the advantage of being available to buy for 60% of its market value as an incentive for first time buyers, and is an excellent opportunity to get on the housing ladder if you otherwise couldn't afford it. Similar properties on the same estate are available on a shared ownership basis (60% ownership PLUS rental for the other 40%) however that is not the case with this property, you simply pay a reduced amount.

## Summary

As you step through the front door, you will be welcomed by a stairwell that leads you to the main living area.

Adjacent to the hallway, there is a practical storage cupboard.

The living-dining kitchen is a generous and inviting space, accommodating ample space for furnishings as well as a dining area.

The kitchen is equipped with a variety of base and eye-level units, including a washing machine, fridge/freezer, and a built-in oven and grill.

The bedroom in this property is both spacious and well-lit, providing enough room for a king-size bed, wardrobes, and a dressing table.

Completing the accommodation is the bathroom, which features a stylish three-piece suite that includes a bath with a shower overhead, a low flush w/c, and a pedestal wash hand basin.

Outside, this property offers off-road parking and expansive green views at the front.

An internal viewing is highly recommended to fully appreciate the space and quality of this home.

Agents note: This property is leasehold and available to first time buyers at 60% of its current market value. There is an annual ground rent of £75 per annum and yearly service charge of £540, which covers the maintenance of the estate as well as the buildings insurance.

## 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

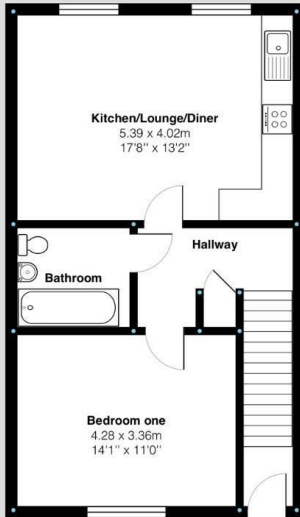
not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning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

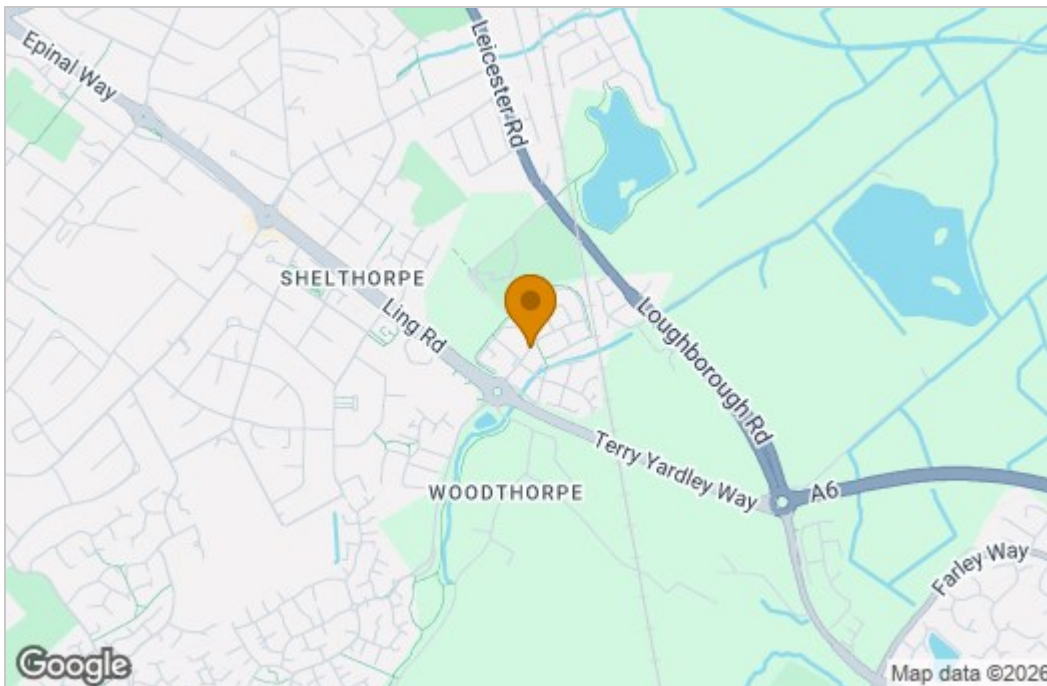
Floorplan:



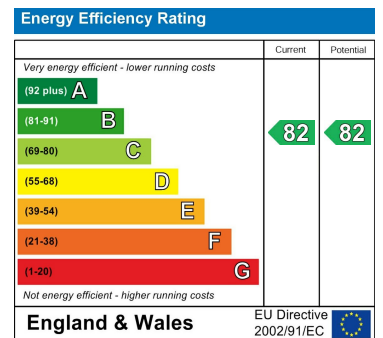
Carnation Road, Loughborough  
Internal Square Footage: Approx 602 sq.ft

**Holdings**  
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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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