

Manor Gardens Close | | Loughborough | LE11 1DL

Asking price £149,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

Manor Gardens Close |
Loughborough | LE11 1DL
Asking price £149,950

** LUXURY MAISONETTE - STYLISH TOWN CENTRE LIVING WITH GATED PARKING - POTENTIAL RENTAL INCOME CIRCA £900PCM **
A rare and unique opportunity to acquire this luxury ground floor Maisonette with its own private entrance. The accommodation has been completely re-furbished to a high standard, with a stylish, neutral finish, and with no upward chain. The property would ideally suit professionals or those looking for ground floor accommodation, superbly situated at the heart of the town centre, yet in a tucked away position. The accommodation comprises entrance hall, large open plan living/dining kitchen, inner hallway with access to two double bedrooms, en-suite shower room and separate bathroom. There is an allocated parking space within the privately gated car park.

- Luxury Ground Floor Maisonnette
- Private Entrance
- Two Double Bedrooms
- Re-Furbished Throughout
- Upvc DG & Electric Heating
- Tucked Away Town Centre Position
- Secure Gated Parking
- Bathroom and En-Suite
- No Upward Chain
- Contact Us To View!

Entrance Hall
With a private entrance door from the pavement. There is a cloak cupboard and access to the living room.

Living/Dining Kitchen
A fantastic open plan living space which has windows toward the front and rear elevation. The living area is quite substantial, with ample space for living and dining room furniture, with the kitchen offering base and wall units, laminate worktops. Alongside a stainless steel sink, there is a built in oven, hob and extractor. There is space to accommodate a washing machine and free-standing fridge. The working area of the kitchen has stylish tiled flooring.

Inner Hallway
Just off the living room, this hallway gives access to an entrance door from the communal hallway, giving the occupier the choice of accessing the apartment via the private front door, or this door, which in turn provides easy access to the car park.

Bedroom 1
A spacious room with Upvc window toward the front elevation and a fitted wardrobe.







"An Ideal First Time Buy Or Investment"











En-Suite
A three-piece suite with a wash hand basin, low flush W/c and shower cubicle with a tiled surround.

Bedroom 2
A good sized room with Upvc window to the front elevation.

Bathroom
A three-piece suite with a wash hand basin, low flush W/c and tiled surround bath.

Outside
Electric operated gates leading to an allocated parking space.

The Area
Located in the heart of Loughborough Town Centre, there are a vast range of shops and amenities within a small radius. The nearby Loughborough Midland Mainline Railway Station provides direct link to London St Pancras in approx 1hr40mins.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

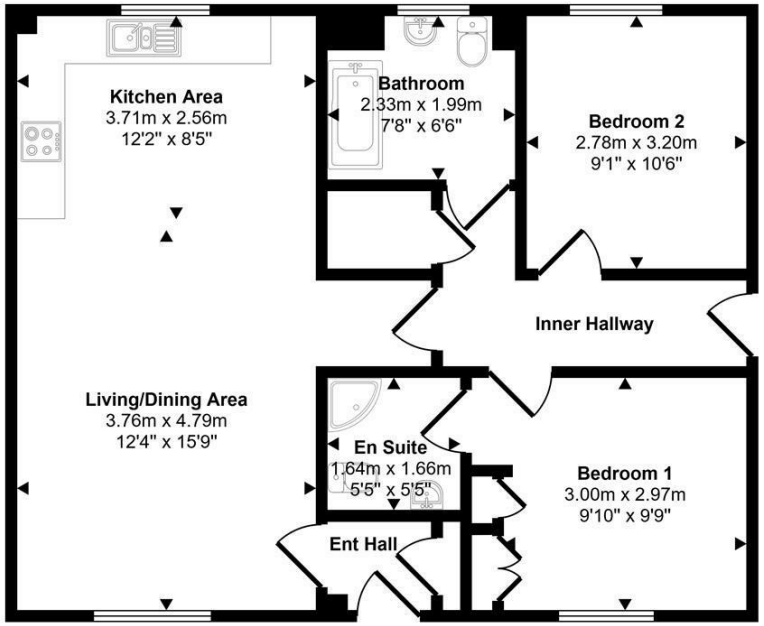
Lease Details
The Vendor informs us the Property is leasehold with approx 104 years remaining, and that the service/maintenance charge and ground rent totals approx £176.10pcm, with an incremental increase each year in March. All details should be checked and verified by your conveyancing solicitor before agreeing to purchase.





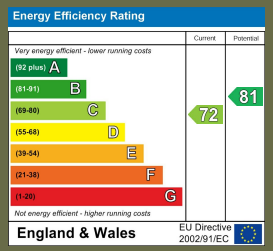


Approx Gross Internal Area
69 sq m / 739 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk