Field Farm Close | | Loughborough | LE11 3QG

Guide price £169,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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** IDEAL FIRST TIME BUY OR RETIREMENT PROPERTY ON THE FOREST SIDE OF TOWN ** A superb opportunity to acquire this ground floor apartment on the much sought after Forest Side of Loughborough, with excellent links to Loughborough University and town centre along the Lodge Farm cycle path. The property has an allocated off road parking space in the residents car park, two bedrooms, bathroom and open plan kitchen and living room. French doors open out onto a communal garden area, there are local shops and bus routes on the doorstep, making this an ideal purchase for singles, couples or buyers looking for low maintenance ground floor accommodation.

- SOLD - BY RICHARD HARRISON ESTATE AGENTS
- Forest Side Location
- Well Presented Throughout
- Kitchen with Integrated Appliances
- Upvc DG & Electric Heating
- Two Bedrooms
- Allocated Parking Space
- Spacious Living Room
- Communal Gardens
- Nearby to Amenities

Entrance Hall

A spacious entrance hall with two large store cupboards, double glazed front door leading directly out to the exterior of the building and into the communal gardens and parking area.

Living Room

Featuring French doors to the rear with access out to a lovely area of communal garden behind low brick wall and ornamental railings. There is ample space for living room furniture and is open plan to the kitchen.

Kitchen

With a vast range of wall and base mounted units finished in a wood laminate frontage with contrasting laminate worktops, incorporating a breakfast bar. There are a range of integrated appliances including washing machine, dishwasher, fridge, freezer, electric oven, hob, extractor hood. There is a window to the rear and recessed ceiling spotlights.

"An Ideal First Time Buy Or Investment"

Bedroom 1
A large double bedroom with window to the front, built in wardrobe and ample space for a double bed.

Bedroom 2
A spacious bedroom with window to the front and a built in wardrobe.

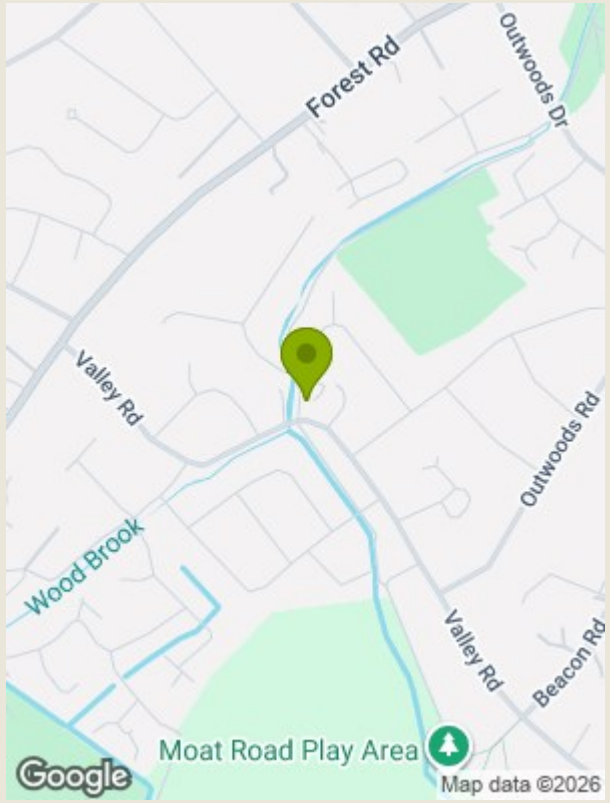
Bathroom
Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with mixer shower over, recessed spotlights and extractor fan.

Outside
The property is situated in this excellent low rise development of quality apartments by well reknowned local builder William Davis Ltd. The development is beautifully maintained with communal garden areas and car park. There are many owner/occupiers within the development and is a particular favourite with retired singles/couples. There is a single allocated off road parking space.

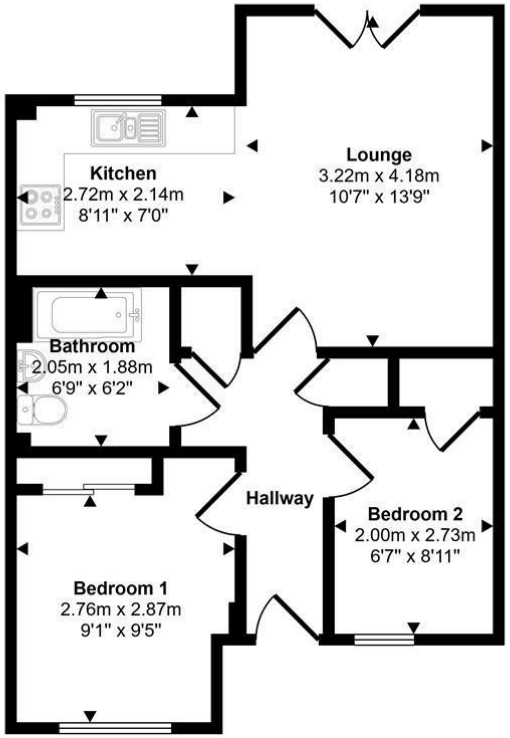
The Area
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Holywell and also Mountfields Lodge primary schools.

Extra Information
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Holywell and also Mountfields Lodge primary schools.

Lease Details
The property is Leasehold and has 107 years left of a 125 year lease. There is a Ground Rent of £150 p.a. and Service Charge of £1,335.24 p.a. through Kingsbury Property Ltd the managing agent for the development. The Service Charge covers building Insurance and maintenance of the grounds, car parking and security systems

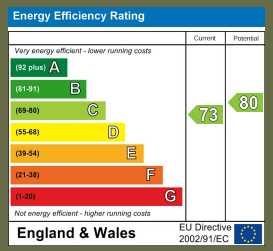


Approx Gross Internal Area
47 sq m / 501 sq ft



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.



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