



28 Maitland Avenue, Mountsorrel, Loughborough, Leicestershire, LE127DU

MOORE
& YORK



Property at a glance:

- First Floor Flat
- One Double Bedroom
- Double Glazed & Electric Heating
- Cul-De -Sac Location
- Walking Distance To Bus Routes
- No Upward Chain
- Great Investment Opportunity
- Modern Kitchen & Bathroom
- Off Street Parking Space
- Investment or First Time Purchase

£99,950 Leasehold



We are delighted to offer, with no upward chain, this one double bed roomed first floor maisonette in the popular village of Mountsorrel which is well presented throughout, double glazed with electric storage heating and offers a modern kitchen and full bathroom with a good sized living room, inside and outside storage and a cul-de-sac location which is well placed for access to local bus/travel routes, local shops and located approximately equidistant to the nearby centres of Loughborough and Leicester which offer an expansive range of shopping and leisure facilities.

MOUNTSORREL

Mountsorrel is a popular village being well placed for access to Leicester, Nottingham and Derby. As well as being close to the University town of Loughborough giving access to the University, Colleges and the M1 motorway. In addition, the combined centres of Rothley, Mountsorrel and Quorn offer a good range of local amenities including shopping, schooling, various pubs and restaurants plus recreational pursuits.

EPC RATING

The property has an EPC (Energy Performance Certificate) rating of 'C' - for further details please visit the national EPC

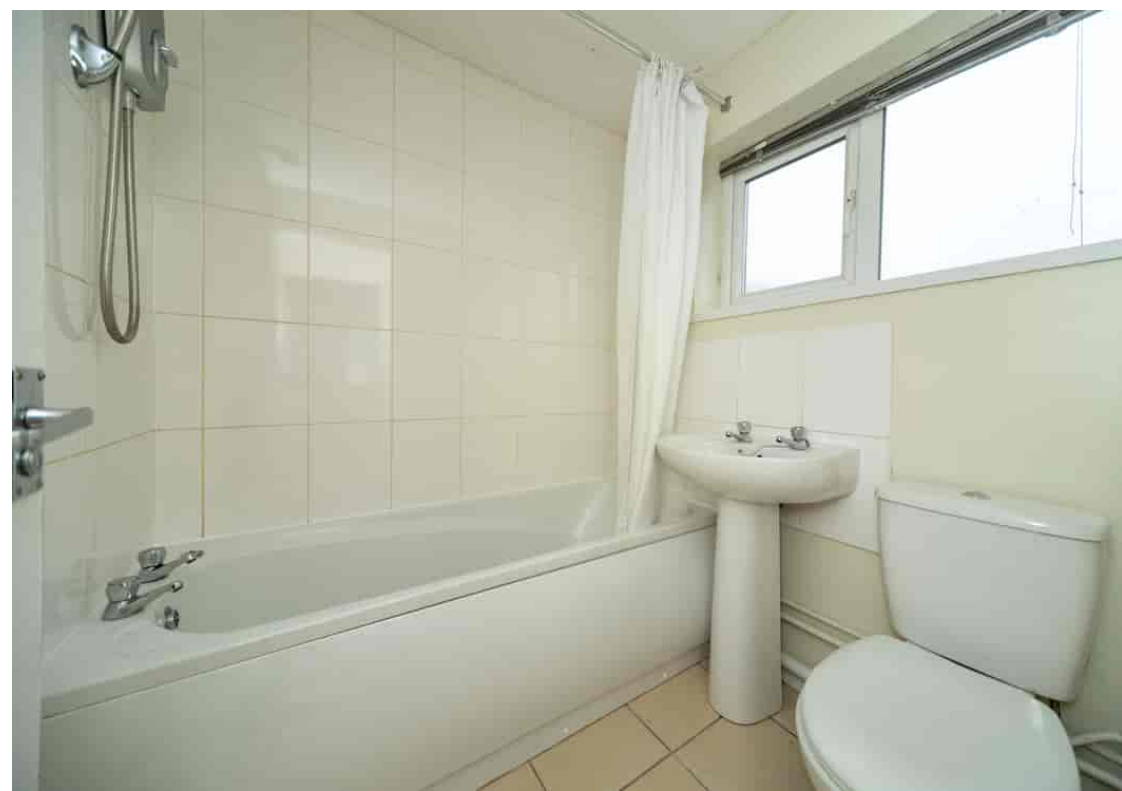
register and search for the property using the postcode and house number.

OUTSIDE SPACES

The shared outside spaces are mainly grassed with fencing and small trees, the area is flat and has a paved access pathway leading in from the pavement and roadway. A parking space is available in the open car park almost directly across the road from the site.

HALL AND STAIRWELL

2.13m x 0.89m (7' 0" x 2' 11") The Georgian style door leads internally to the lower entrance hall which has a staircase rising to the main accommodation which is all situated to



the first floor. Ceiling downlight, tiled floor.

FIRST FLOOR LANDING

With ceiling downlight and smoke alarm, door leads inwards to:

LOUNGE AREA

4.95m x 2.83m (16' 3" x 9' 3") With contemporary style wall mounted electric feature fireplace, electric storage heating unit, ceiling light point and Upvc double glazed window. open arched doorway to a side lobby

which accesses the kitchen and bathroom and further door off to the double bedroom.

SIDE LOBBY

With doors at either side leading to the kitchen and bathroom with a central door accessing a built in 'airing' cupboard which contains the hot water cylinder and shelf for storage.

FITTED KITCHEN

3.03m x 1.74m (9' 11" x 5' 9") With a modern

range of base and eye level units with roll edge worktops, stainless steel sink with drainer and twin taps, built in oven, four ring electric hob and extractor, space for upright fridge/freezer and washing machine, tiled flooring and ceiling light point plus Upvc double glazed window.

DOUBLE BEDROOM

3.69m x 3.22m (12' 1" x 10' 7") Max. With electric storage heating unit, ceiling light point, built in cupboard/wardrobe (88cm x 75cm internally) to the corner of the room with internal shelves and rail, Upvc double glazed window.

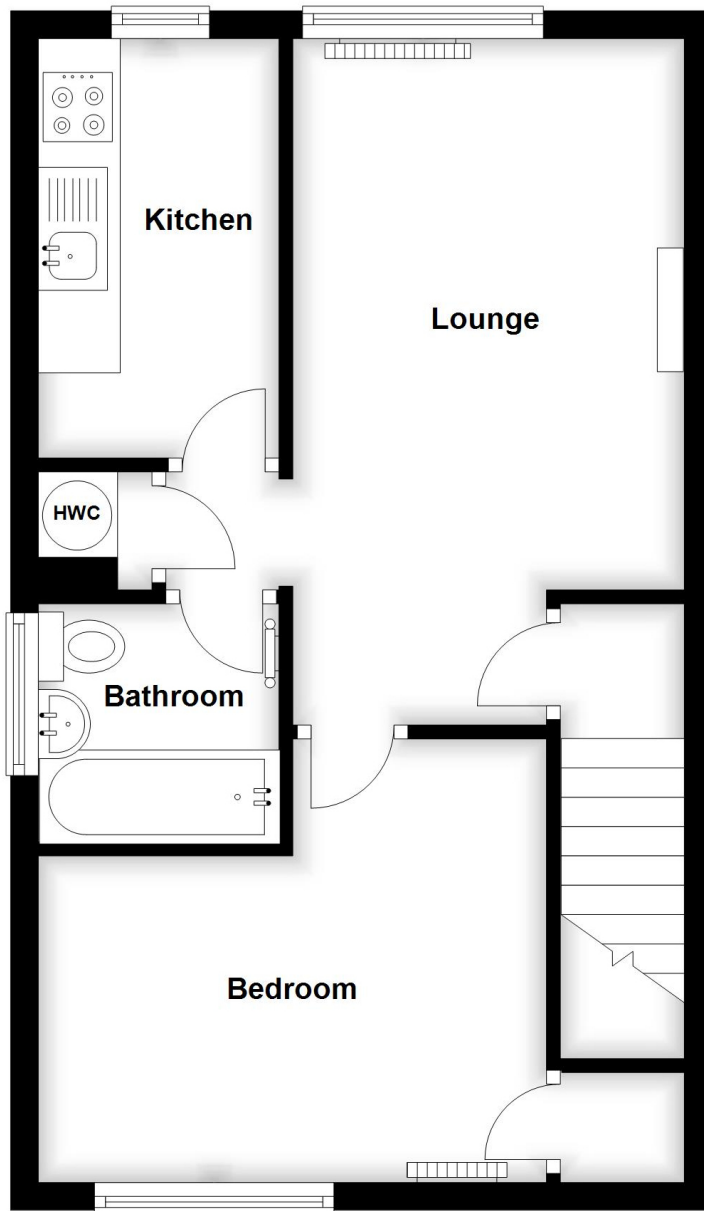
BATHROOM

1.74m x 1.72m (5' 9" x 5' 8") With full three piece suite in white comprising close coupled WC with push button flush, wash hand basin and paneled bath with electric shower over, full and part height tiling, electric towel rail, extractor and ceiling light point plus Upvc double glazed obscure window.

LEASEHOLD INFORMATION

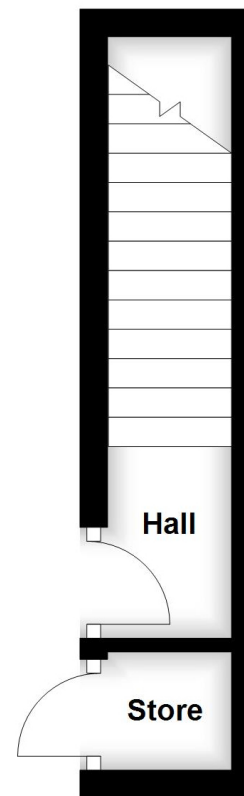
The property was the subject of a statutory lease extension via the current owner in 2018 with the lease extended to 210 years from the original commencement date of 1982 with 167 full years therefore remaining at the time of writing. The owner informs us there are no current service charges and that the ground rent is classed as a peppercorn rent (£0) The freeholder arranges buildings insurance for the property and the most recent charge was approximately £260.00 for the calendar year





First Floor

Ground Floor



Total area: approx. 466.4 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

