



9 - 21 Flat 21, Bradgate Close, Sileby

Loughborough, Leicestershire, LE127UW

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### Property at a glance:

- Modern 'Penthouse' Apartment
- Two Good Sized Bedrooms
- Stunning Feature Bayed Lounge/Diner
- Gas Centrally Heated
- Excellent Loft Storage
- Allocated Parking Space
- Well Presented & Appointed
- Full Bathroom
- Walking Distance To Shopping/Amenities
- Popular Village Location

£138,950 Leasehold



A simply superb, two bedroomed, gas centrally heated, modern penthouse apartment situated on the top floor of this development and beautifully presented throughout - if the convenience of garden free living appeals then look no further as, in the writers opinion, there is not a finer property available in this price range in the local area currently. The feature lounge/dining room is both spacious and characterful and the kitchen offers modern fittings and plentiful storage. A true modern gem with allocated parking and a great location which really must be viewed.

### SILEBY

Sileby is a popular village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. Sileby is also well placed by road (and Rail having it's own mainline station) for the cities of Leicester and Nottingham which are major centres of employment.

The village itself offers a good range of amenities to include shopping for day to day needs as well as various public houses and places of worship.

### EPC RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted. N.B - a new boiler has been installed since the EPC was carried out and this should result in an even higher score.











## TENURE/LEASEHOLD INFORMATION

The property is held leasehold with long lease remaining - The lease of 150 years commenced in 2005, 130 years are remaining. The management charges which include maintenance of the shared inside and outside areas, building insurance and window cleaning are approximately £1430 ( approx £120 per calendar month) per annum and the ground rent was last charged at £203 per annum.

## COMMUNAL HALLWAYS

The communal hallways and stairwells are neutrally decorated with clean carpeting and are well presented and maintained.

## PORCH

With external door to the communal landing area, coat pegs to the side wall and internal door through to:

## HALL

With attractive flooring, radiator, a large cloaks/storage cupboard directly off the hall and access to the loft space via a loft ladder (there is boarding providing excellent storage to a good proportion of the roof space)

## KITCHEN

A modern high contrast space with white finish units and darker worktops plus built in oven and hob, space for upright fridge freezer and washing machine, concealed central heating boiler (a very rare find in modern apartments) and Upvc window and central heating radiator, both to the front elevation wall.

## LOUNGE & DINING ROOM

The really remarkable feature of this property; spacious, almost unique and hugely characterful with a real sense of light and space due to the total of four Upvc windows. There are also light points and radiators to both areas.

## MASTER BEDROOM

A really generously proportioned double room with ample space for furniture and Upvc window to the rear elevation, ceiling light point and radiator.

## BEDROOM TWO

A smaller double currently employed as a spacious home office with Upvc window to the rear elevation, radiator and ceiling light point.















## BATHROOM

With three piece modern suite comprising a panelled bath with shower over, WC and wash basin, contemporary tiling and towel radiator. Extractor, ceiling lights and opaque Upvc window to the rear elevation.

## OUTSIDE & PARKING

The properties surrounding spaces are planted with low maintenance evergreen shrubs/bushes and seem well maintained, indeed the owner informs us the management company are communicative and responsive to deal with. The property's allocated parking bay is clearly marked and there are additional visitor bays within the site also.

## SERVICES

All main services are understood to be available. Central heating is gas-fired (VERY rare for a modern apartment and a huge plus for both heating power and flexibility) electric power points are fitted throughout the property, and windows are Upvc double-glazed.



## COUNCIL TAX INFORMATION

The property has a council tax rating of 'A' via Charnwood Borough Council. Please search for 'mycharnwood' for full information.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



## PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



# Ground Floor

Approx. 596.7 sq. feet



Total area: approx. 596.7 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



