



First Floor Flat, 153 Old Ashby Road, Loughborough LE114PQ

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### Property at a glance:

- Modern apartment
- First floor
- One bedroom
- Large living/dining kitchen
- Shower room
- Plentiful storage
- 750sq ft of accommodation
- Off road parking
- Situated close to amenities

£119,950 Leasehold



A superb property and a rare chance to purchase a most appealing and genuinely spacious one bedroom modern apartment which at almost 750 square feet of living space far exceeds most contemporary two bedroom properties. The property is entered via a communal hallway with lantern light and the accommodation itself is centrally heated and includes plentiful storage with loft space, fantastic open plan living dining kitchen, master bedroom and shower room. Parking available at rear.

### AREA INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

### EPC RATING

An EPC Assessment has been carried out on

this property with the resulting rating D. For a copy of the full report visit [www.EPCRegister.com](http://www.EPCRegister.com) and search for the property using the postcode.

### COMMUNAL ENTRANCE AND HALLWAY

The property's communal entrance is shared by three other properties with a staircase rising from the ground floor level to a first floor communal hallway which has a lantern light affording lots of natural light to the space, communal lighting and doors giving access to all four flats on the first level.

### HALL

6.29m x 1.18m (20' 8" x 3' 10") With two



pendant light points, central heating radiator, access hatch to the loft space above with loft ladder, excellent storage off to include one airing cupboard sized store providing room for linen, coats and shoes and a further, larger walk in store allowing room for storage racking, bike storage etc. Doors give access off to the double bedroom, modern shower room and also to:

### **LIVING/DINING/KITCHEN SPACE**

6.51m x 5.65m (21' 4" x 18' 6") A stunning open plan area and separated into the two following

spaces:

### **KITCHEN/DINING SPACE**

5.64m x 1.98m (18' 6" x 6' 6") Separated from the lounge and dining space by a breakfast bar in beech block with ample space for seating four people. The kitchen area has base and eye level storage units, roll edge worksurfaces and tiling, stainless steel sink with drainer and mixer, ample room for multiple appliances, space for cooker with extractor hood above and space for upright fridge/freezer, decorative glass block window

to hallway, down-lights, twin pendant lighting and coving, UPVC double glazed window to the Old Ashby Road elevation, wall mounted Heat Line combi boiler.

### **LOUNGE/DINING SPACE**

5.64m x 4.51m (18' 6" x 14' 10") With timber laminate flooring continuing through from the kitchen space and additional twin opening UPVC double glazed window to the Ashby Road elevation, pendant light point with fan/light, multiple posable down-lights and central heating radiator. A fantastic space, easily large enough to allow for living and dining spaces, display furniture etc

### **MASTER BEDROOM**

4.87m x 2.75m (16' 0" x 9' 0") A generous double room having ample room for storage furniture, fan/light point to the ceiling, UPVC double glazed window to the Old Ashby Road elevation and central heating radiator.

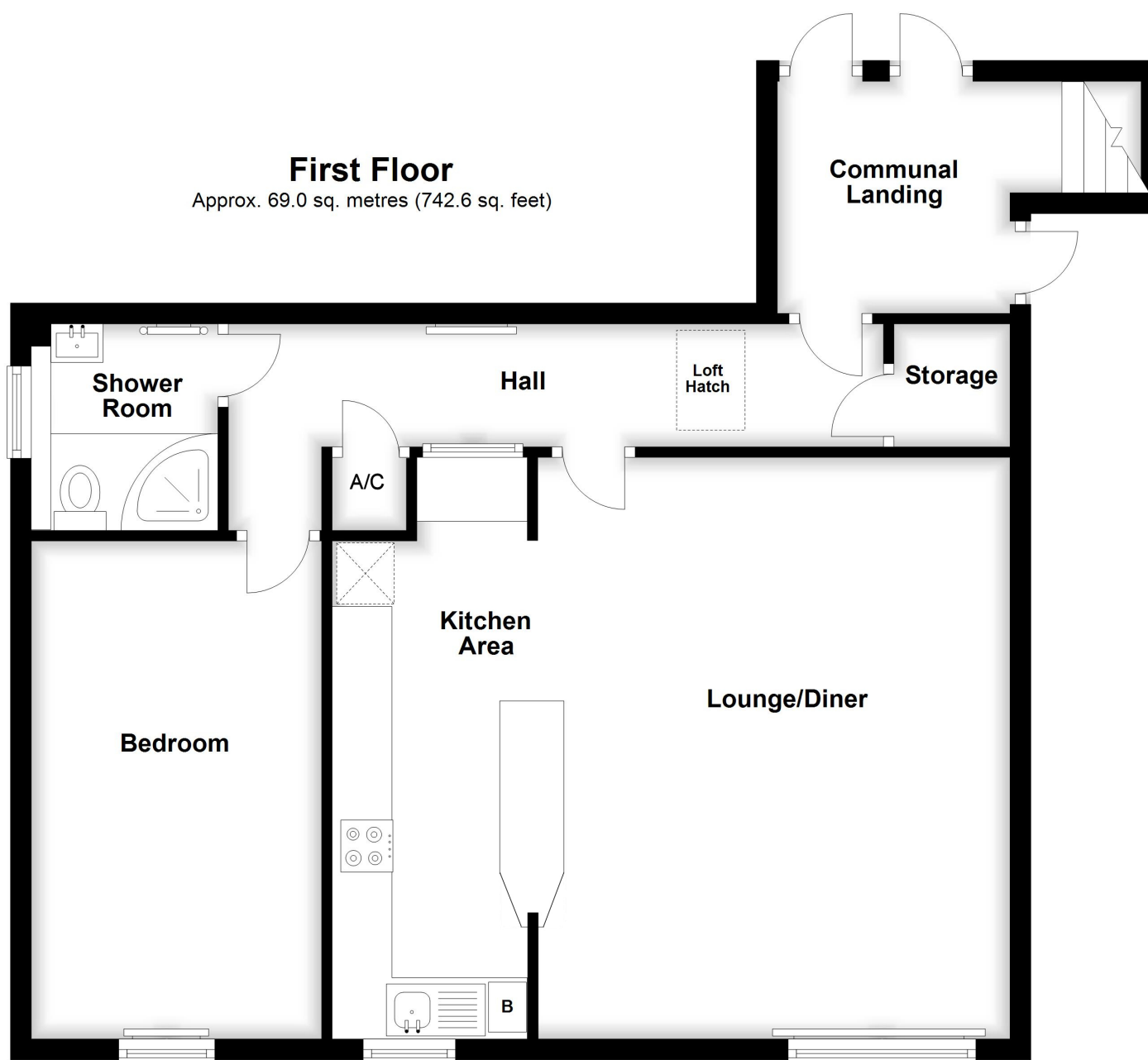
### **COMMUNAL GROUNDS**

There is communal parking and the parking space for this apartment can be found to the right of the plot.

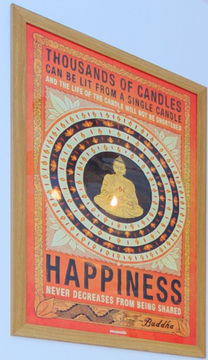
### **LEASEHOLD INFORMATION**

There are 999 years remaining on the lease and a service charge of £.....per month.





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



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