



Flat 15 Blackbrook Court, Durham Road

Loughborough, Leicestershire, LE115UA

MOORE
& YORK



Property at a glance:

- One bedroom ground floor flat
- Spacious accommodation
- Electric storage heating
- Communal gardens
- Single garage
- Lounge diner
- Modern kitchen
- Re-fitted bathroom
- Close to travel routes and amenities

£104,950 Leasehold



A spacious and well presented one bedroom flat in this popular and conveniently located development within nicely maintained communal grounds and having a single garage in-block nearby situated in Loughborough's Northern half with great access to local amenities and travel routes and offering electric heated accommodation to include: hall, re-fitted bathroom, modern breakfast kitchen, double bedroom and lounge/diner plus storage/office space. Held leasehold - monthly fees apply, see details.

LOUGHBOROUGH

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'D' - for

further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate>.

GARDENS AND GARAGE

The property sits within maintained grounds which have mature plants, small trees and grassed central spaces with the garage situated just off to the north of the site within a block.

PORCH AND EXTERNAL STORE

The property is accessed under a covered external porch with a storage area off to the side. (please refer to the floor plan for details).



HALL

5.26m x 1.12m (17' 3" x 3' 8") ave. With panelled door with two obscure glazed windows inset, ceiling light point, access off to all major rooms and to a built in airing cupboard with water tank, hot water cylinder and potential for shelving to provide storage (0.92 x 0.83m).

LOUNGE/DINER

4.20m x 3.63m (13' 9" x 11' 11") With Upvc double glazed full height window and adjacent patio doors, ceiling light point, electric storage heater, feature fireplace with timber mantelpiece. door off to:

BREAKFAST KITCHEN

2.93m x 2.69m (9' 7" x 8' 10") With fitted base units for storage, plentiful roll edge work-tops with tiled splash-backs, space for washing machine, cooker and upright fridge-freezer, Upvc double glazed window, ceiling light point, tiled floor and space for breakfast table to the side of the room.

DOUBLE BEDROOM

3.90m x 2.86m (12' 10" x 9' 5") A spacious double room with Upvc double glazed window, electric storage heater and ceiling light point.

BATHROOM

1.88m x 1.88m (6' 2" x 6' 2") With modern re-fitted three piece suite comprising: P-shaped shower bath with glass screen, mixer shower and Triton T80 electric shower unit, washbasin onset to vanity unit with storage and WC with concealed cistern. Full and half

height tiling, electric heated Chrome finish towel rail, obscure Upvc double glazed window and ceiling light point.

OFFICE/STORAGE

1.67m x 3.04m (5' 6" x 10' 0") max into under-stairs area with reduced head height. A large storage space with ample room (as presently) for storage/wardrobe use and a desk space for home working. Ceiling light point.

SERVICES

Mains electricity, water and drainage services are understood to be available. heating is by electric storage heater, electric power and lighting points are fitted throughout the property.

LEASEHOLD INFORMATION

We understand that the property's tenure is held Leasehold with a 125 year lease which commenced August 1998 with 89 Years therefore remaining.

The current owner pays £77 per month for the management fee's and ground rent - details of the breakdown of services included can be made available upon request.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able

market, helping you secure the best possible deal and 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.

COUNCIL TAX

The property has a council tax rating of 'A' via Charnwood Borough Council.

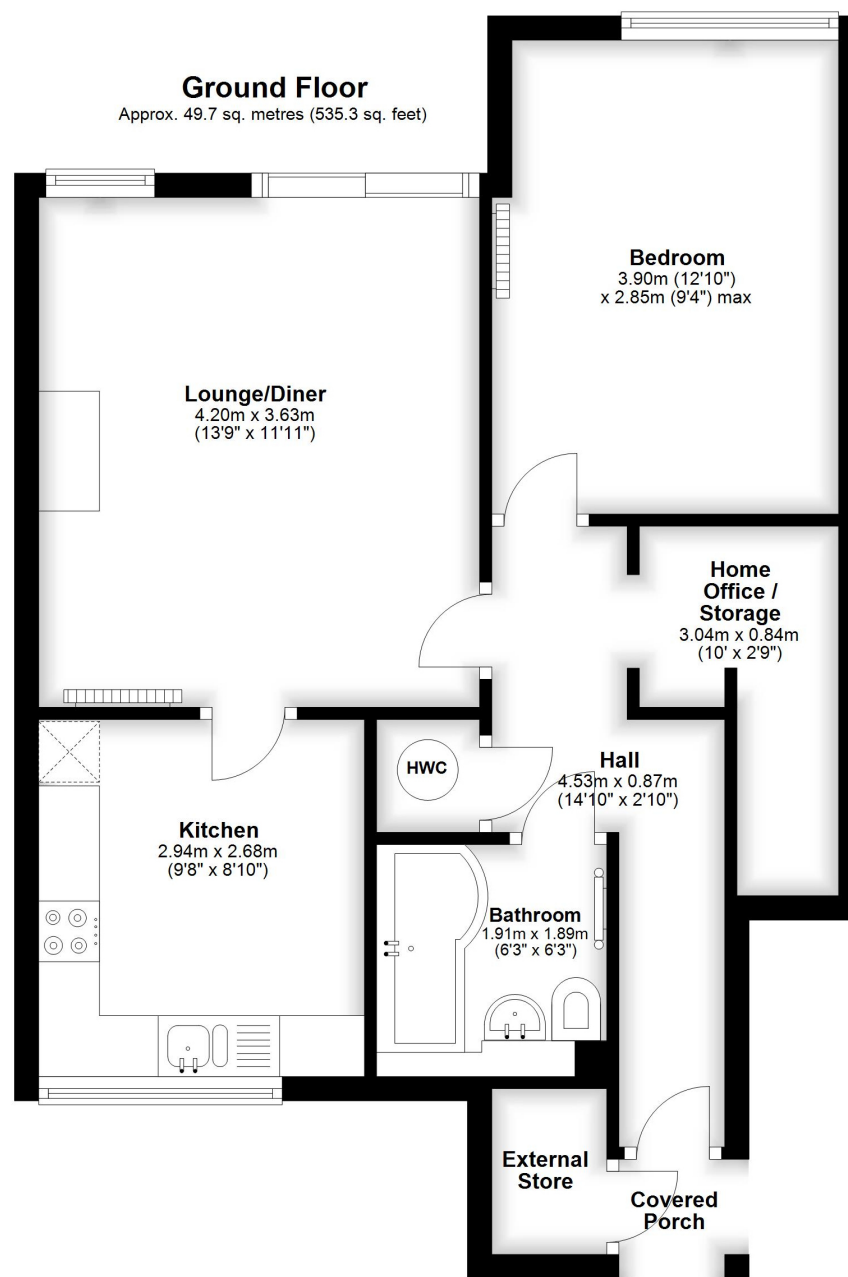
FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor 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.





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 â€” 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

