



53a Ashby Grove, Loughborough, Leicestershire, LE113AP

MOORE
& YORK

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		

Property at a glance:

- FIRST FLOOR MAISONETTE
- CONVENIENT LOCATION
- CLOSE TO UNIVERSITY/COLLEGES
- NO CHAIN
- CURRENTLY RENTED - TENANT HAPPY TO STAY
- MODERN FITTINGS
- DOUBLE BEDROOM
- OPEN PLAN LIVING DINING KITCHEN
- PARKING SPACE
- TUCKED AWAY LOCATION

£125,000 Leasehold



A modern first floor maisonette uniquely situated in a building of just two dwellings within easy walking distance of the town centre and the university/college campuses and having spacious, centrally heated, Upvc double glazed living spaces which are neutrally decorated and offered with no upward chain. The accommodation includes a ground floor entrance hall with stairs leading up to the open plan living/dining kitchen which then leads to the double bedroom and bathroom. Outside are shared open plan gardens and a parking space.

TENANCY INFORMATION

We are informed that the current single tenant has a rolling tenancy as the initial fixed period has expired. (Two months statutory) notice can be given by the landlord(s) however the tenant has indicated they would be happy to stay on for a further year if an investment purchaser comes forward. The current rent is stated as £700.00 per calendar month.

LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities including excellent shopping, private and state 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 INFORMATION

This property has an EPC rating of 77 (C) - for the full EPC report please visit: <https://www.gov.uk/find-energy-certificate>



ENTRANCE HALL

2.02m x 1.12m (6' 8" x 3' 8") With composite door leading externally, central heating radiator, ceiling light point and stairs leading to the main accommodation on the first floor.

OPEN PLAN LIVING KITCHEN AND DINING SPACE

5.40m x 4.65m (17' 9" x 15' 3") min. With triple aspect meaning lots of natural light from the Upvc double glazed windows situated to the side and front/rear. Two radiators and ceiling

light points heat and light this large open plan space which offers base and eye level units to maximise storage, roll-edge worktops with inset sink, built-in oven/hob/extractor and integrated washer, dishwasher and fridge freezer with ample room for dining table and being open plan to the adjacent lounge space. Timber effect flooring and side space with built in storage (1.00m x 0.91m) and stairs leading down to the entrance hall. Two further doors lead at the front and rear of the room respectively to:

DOUBLE BEDROOM

3.10m x 3.06m (10' 2" x 10' 0") With Upvc window to the front elevation and central heating radiator plus ceiling light point.

BATHROOM

2.20m x 1.96m (7' 3" x 6' 5") With three piece suite comprising : WC, pedestal wash basin and paneled bath with tiling and shower over. Radiator, ceiling light point and obscure Upvc double glazed window to the rear elevation.

OUTSIDE AND PARKING

The property sits within open green spaces with a single parking space situated to the front elevation.

LEASEHOLD INFORMATION

We await the full leasehold and management information for this property from the vendor(s) We understand that the property enjoys a 'virtual freehold' with the lease being for a period of 999 years which commenced January 2012 with 987 years remaining at the time of writing.

LOCATION MAP

Location maps are produced for general location guidance and cannot be relied upon as a statement of fact regarding boundary information. If you would like any aspect confirmed please make your own enquiries via your legal advisor.



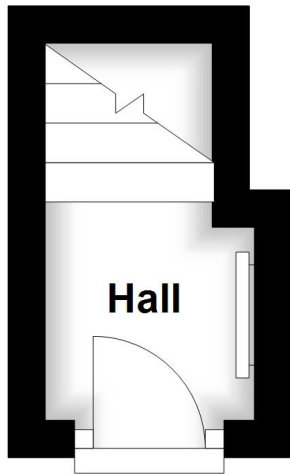
First Floor

Approx. 389.3 sq. feet

Total area: approx. 416.1 sq. feet

Ground Floor

Approx. 26.9 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

