



GRAND UNION HOUSE, RATCLIFFE ROAD LOUGHBOROUGH, LE11 1LH

OFFERS OVER
£120,000
LEASEHOLD

This TWO DOUBLE BEDROOM apartment, in a POPULAR LOCATION, close to the RAILWAY STATION and the TOWN CENTRE, being sold with TENANTS IN SITU, paying £650pcm, would make the perfect RENTAL INVESTMENT. Benefiting from 19FT open plan lounge kitchen diner, two bedrooms and MODERN BATHROOM, and ALLOCATED PARKING SPACE in the car park.

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SALES AND LETTINGS

GRAND UNION HOUSE

TENANTS IN SITU - £650PCM | TWO
DOUBLE BEDROOMS | MODERN
BATHROOM | | OPEN PLAN LIVING
DINING KITCHEN | ALLOCATED
PARKING | CLOSE TO TRAIN STATION |



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ENTRANCE HALL

Door into L-shaped hallway with wood laminate flooring and giving access to all rooms.

LIVING DINING KITCHEN

19' 3" x 11' 0" (5.87m x 3.35m) Kitchen area:

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in electric hob, stainless steel extractor hood, space for fridge freezer, under-counter space and plumbing for washing machine, radiator and wood laminate flooring.

Living/dining area:

Wood laminate flooring, radiator and PVCu double glazed French doors giving access to Juliette balcony.

BEDROOM ONE

11' 8" x 9' 7" (3.56m x 2.92m) PVCu double glazed window, radiator, wood laminate flooring, storage cupboard containing heating tank, and built in wardrobe with sliding doors.

BEDROOM TWO

9' 7" x 8' 7" (2.92m x 2.62m) PVCu double glazed window, radiator and wood laminate flooring.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower screen and shower over, and tiled flooring.

OUTSIDE

The main door into the foyer has a secure entry system. There is an allocated parking space.

LEASE DETAILS

Lease - 125 years from 1 August 2007; 110 years remaining
Half year - £428.94 service charges & ground rent £150

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

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ADDITIONAL INFORMATION

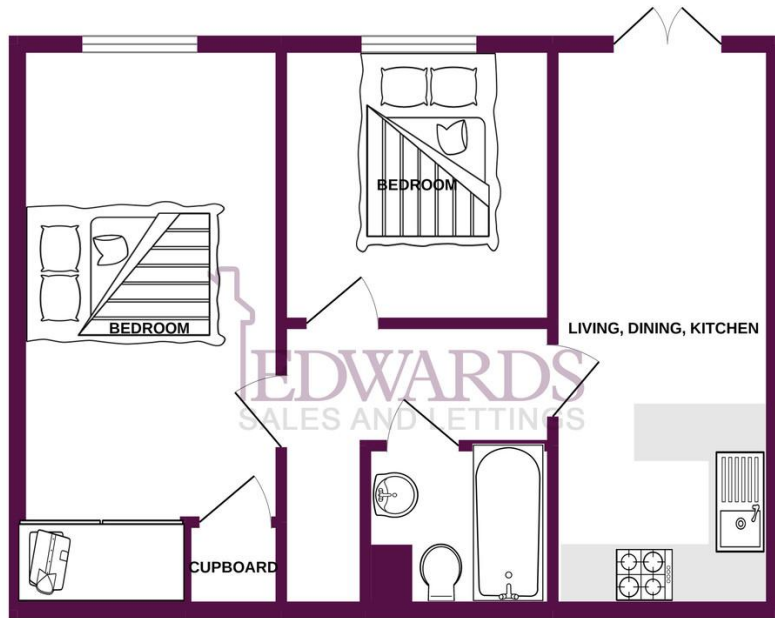
Local Authority – Chamwood Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Leasehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements