



Griffin Close, Shepshed

welcome to

Griffin Close, Shepshed Loughborough

****Offer over £115,000**** Attention all First time buyers/Investors! A first floor two bedroom flat in the popular village of Shepshed comprising kitchen, lounge, bathroom, two bedrooms and communal gardens & parking along with a garage in a separate block. Internal Viewing is recommended!

Communal Entrance

Communal hallway with an intercom. Stairs leading to the flat which is positioned on the first floor.

Hallway

Entrance hallway has laminate flooring, storage cupboard and doors leading to the bathroom, bedrooms kitchen and lounge.

Lounge

10' 8" x 17' 7" (3.25m x 5.36m)

The lounge has newly fitted carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Kitchen

10' x 7' (3.05m x 2.13m)

The newly fitted kitchen offers a range of base and wall mounted units, laminate flooring, electric oven, space and plumbing for a washing machine, space for a fridge freezer.

Bedroom One

14' x 10' 2" (4.27m x 3.10m)

Bedroom one has laminate flooring, a radiator and a upvc double glazed window.

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)

Bedroom two has carpeted flooring, a radiator, wardrobe space and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom comprises of a panel bath, hand wash basin, low flush wc, tiled walls and a double glazed frosted window.

Outside

There are well-maintained gardens, a communal car park and garage within a separate block.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Griffin Close, Shepshed Loughborough

- CHAIN FREE
- First floor apartment
- Newly fitted carpets
- Garage En Bloc
- Excellent opportunity for first-time buyer or investor

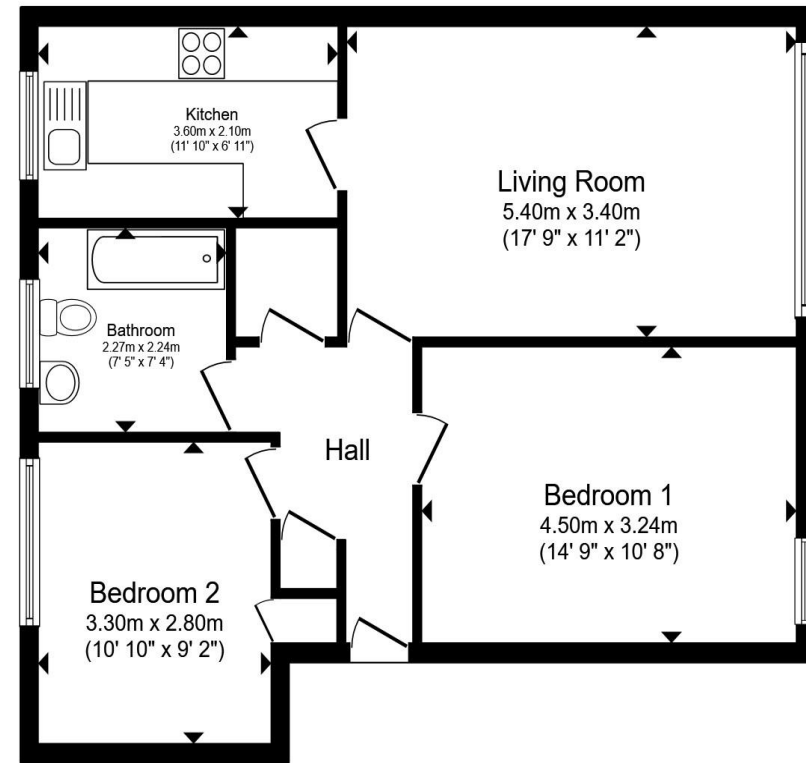
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1872.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Total floor area 64.4 m² (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LBH115470 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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