



READINGS

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156 Ratcliffe Road
Loughborough, LE11 1LH

£115,000



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This one-bedroom ground floor apartment is presented in excellent condition and would be perfect as a first home or a buy-to-let investment.

Residents benefit from a designated parking area, and the communal entrance is bright and welcoming. Inside, the apartment offers an entrance hall with a handy storage cupboard, an open-plan living/kitchen space with French doors leading out to a small garden area, a good-sized double bedroom, and a stylish recently refitted bathroom.

The property has 106 years remaining on the lease, with a ground rent of £150 per year and a service charge of £515.69 payable every six months.

Early viewing is highly recommended so you don't miss out.

Property Information

Tenure: Leasehold

Local Authority: Charnwood

Council Tax Band: A

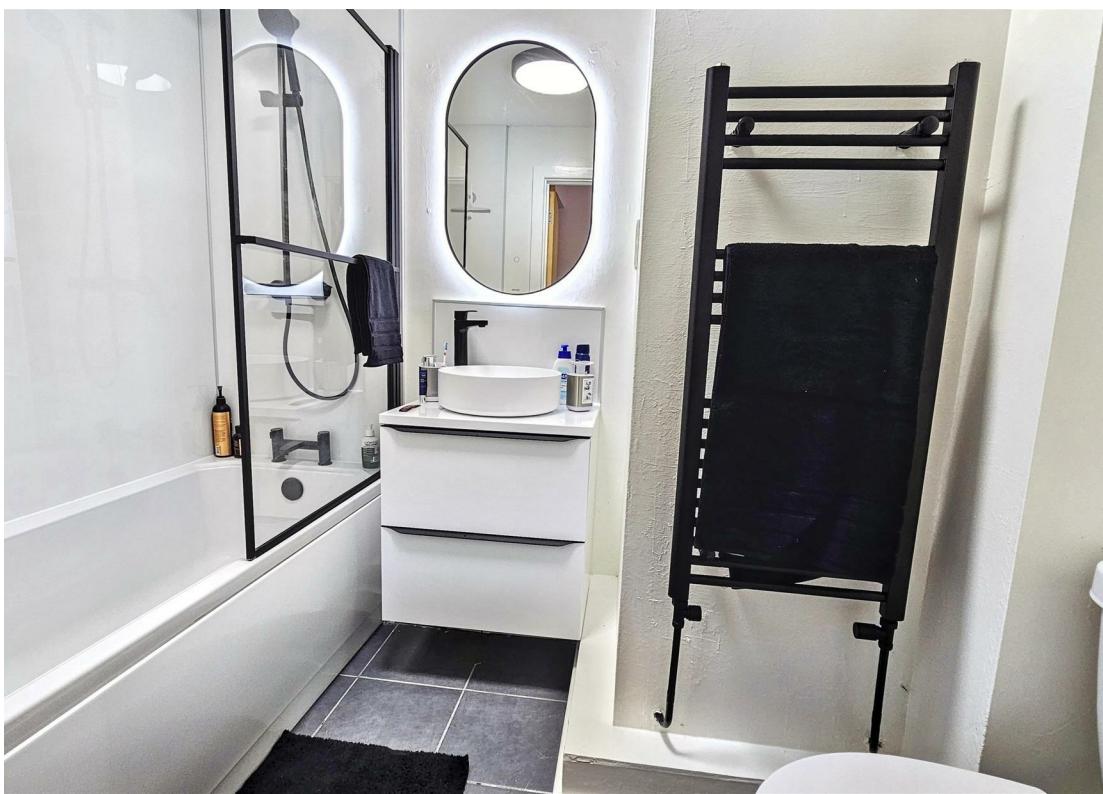
Type of Construction: Brick timber frame

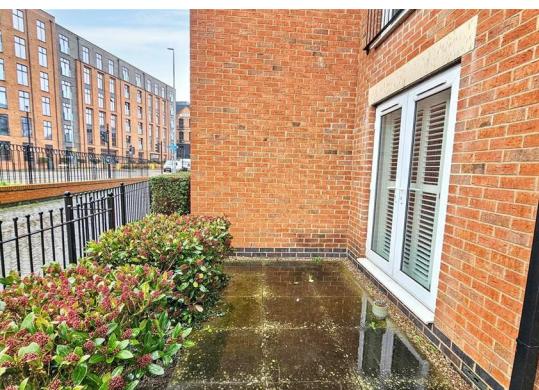
Services: The property is offered to the market with electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Medium

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

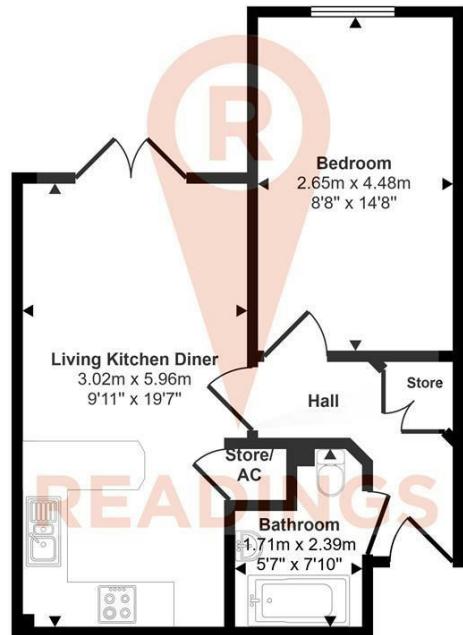
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

Floor Plan

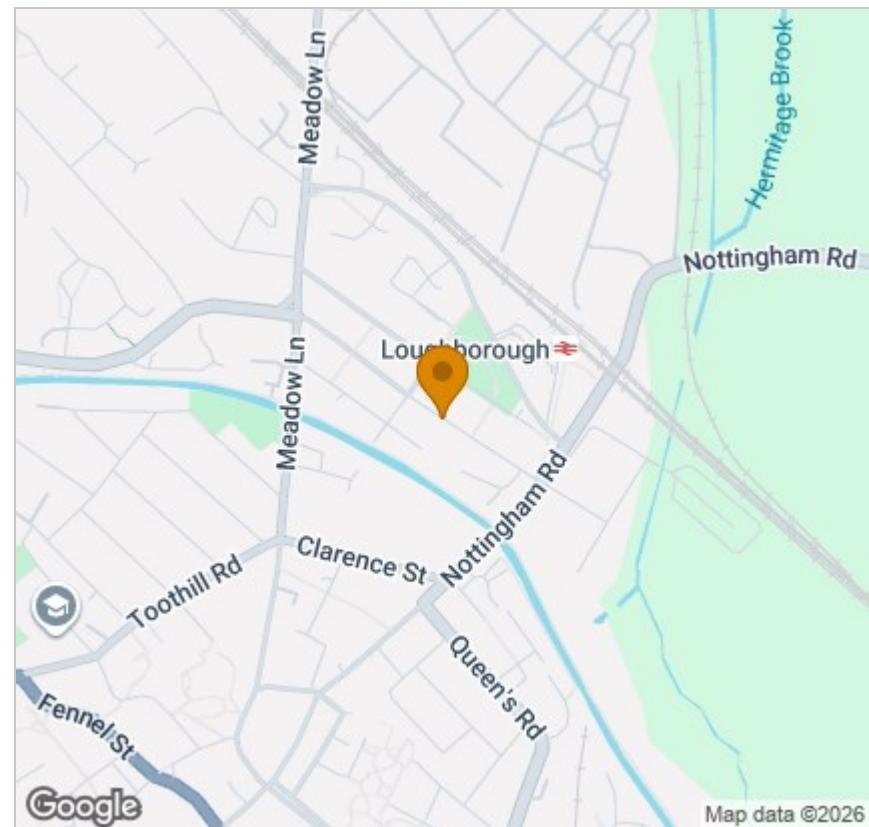
Approx Gross Internal Area
40 sq m / 429 sq ft



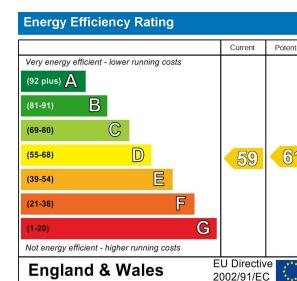
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.