

ABBIE MCARTHUR  
exp<sup>UK</sup>  
BESPOKE ESTATE AGENT

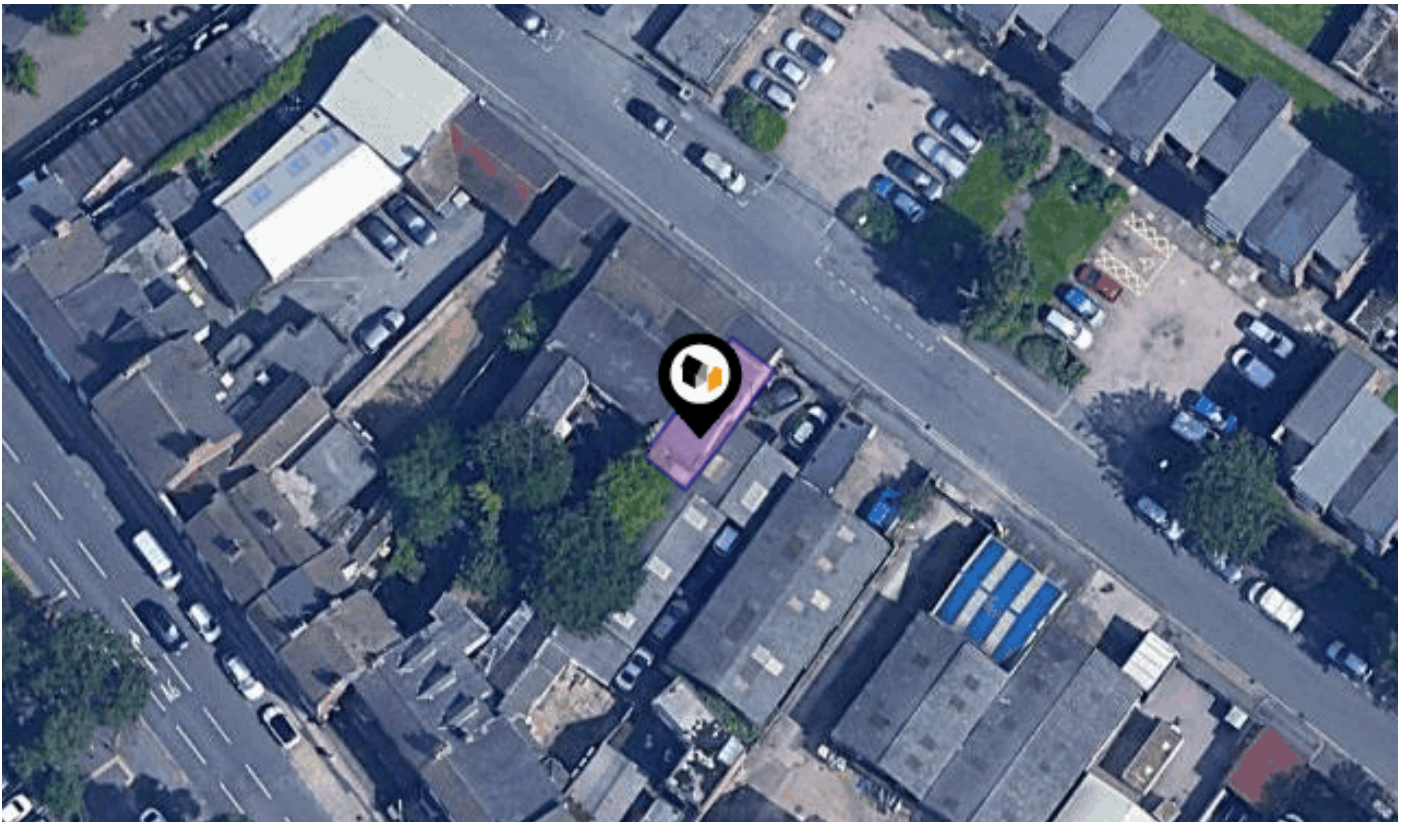


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 06<sup>th</sup> January 2024**



**MOIRA STREET, LOUGHBOROUGH, LE11**

**Abbie McArthur Powered By EXP**

SHEPSHED, LE12 9JY

07736331709

abbie.mcarthur@exp.uk.com

Abbie-mcarthur.co.uk



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# Introduction

## Our Comments

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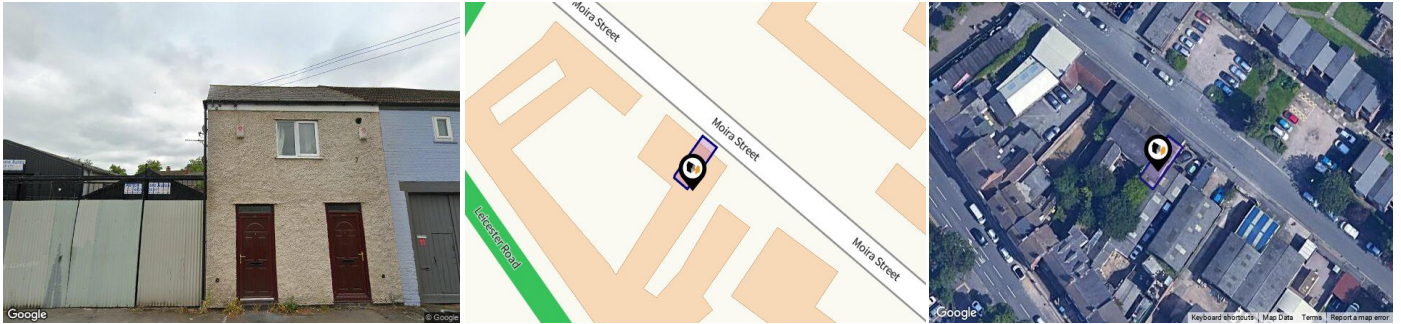
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Brilliant investment or first time buyer opportunity, this two bedroom apartment close to Loughborough town centre and in walking distance to all local amenities including the University which is circa 1.1 miles distance. The property is lease hold however there are no charges. 125 year lease from August 2003. The property comprises from a ground floor entrance hall with stairs that lead to the first floor having an open plan living kitchen area, three piece bathroom suite and two bedrooms. The property benefits from gas central heating, double glazed windows and being sold as seen. Spacious and not to be missed!

# Property Overview

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£227
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	430 ft <sup>2</sup> / 40 m <sup>2</sup>	<b>Start Date:</b>	26/08/2003
<b>Plot Area:</b>	0.01 acres	<b>End Date:</b>	01/08/2128
<b>Year Built :</b>	1900-1929	<b>Lease Term:</b>	125 years from 1 August 2003
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	104 years
<b>Annual Estimate:</b>	£1,344		
<b>Title Number:</b>	LT357774		
<b>UPRN:</b>	10008151593		

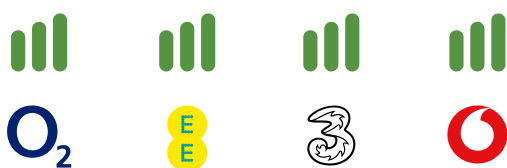
## Local Area

<b>Local Authority:</b>	Charnwood
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

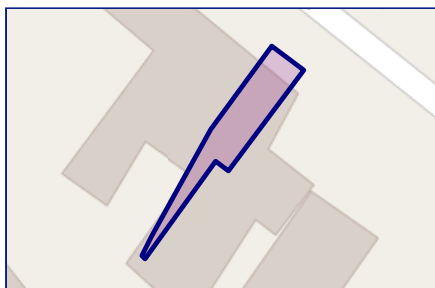


### Satellite/Fibre TV Availability:



## Freehold Title Plan

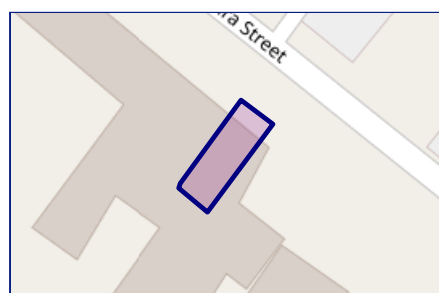
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**LT170920**

## Leasehold Title Plan

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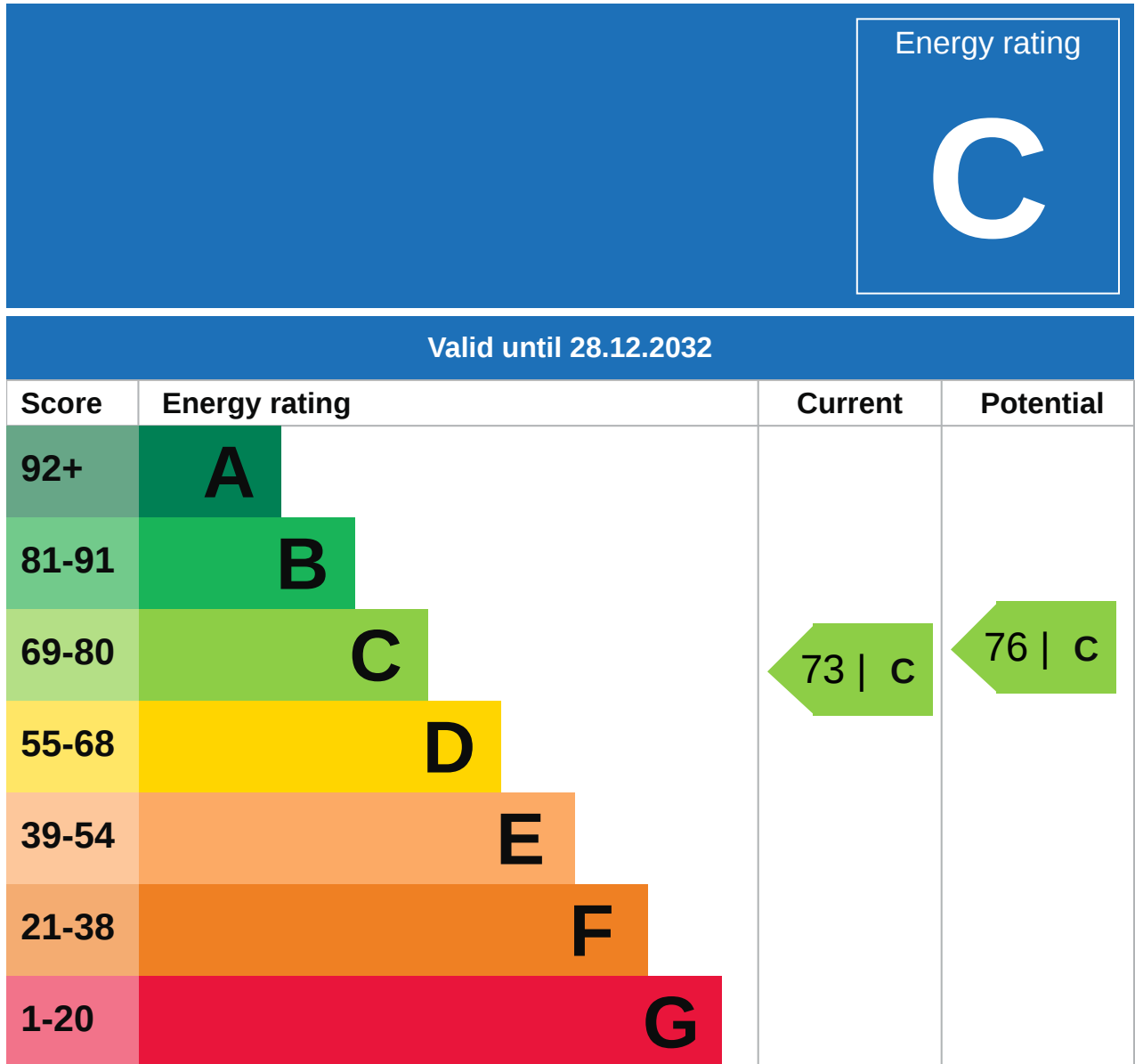


**LT357774**

Start Date: 26/08/2003  
End Date: 01/08/2128  
Lease Term: 125 years from 1 August 2003  
Term Remaining: 104 years

# Property EPC - Certificate

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# Property

## EPC - Additional Data

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### Additional EPC Data

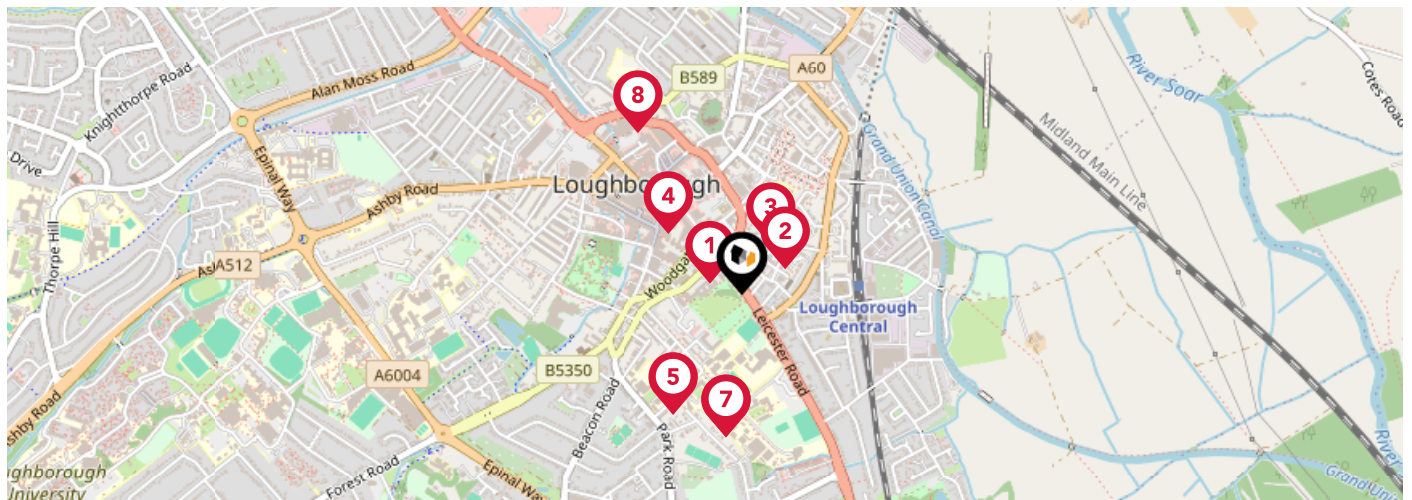
<b>Property Type:</b>	Top-floor maisonette
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	40 m <sup>2</sup>

# Area Schools

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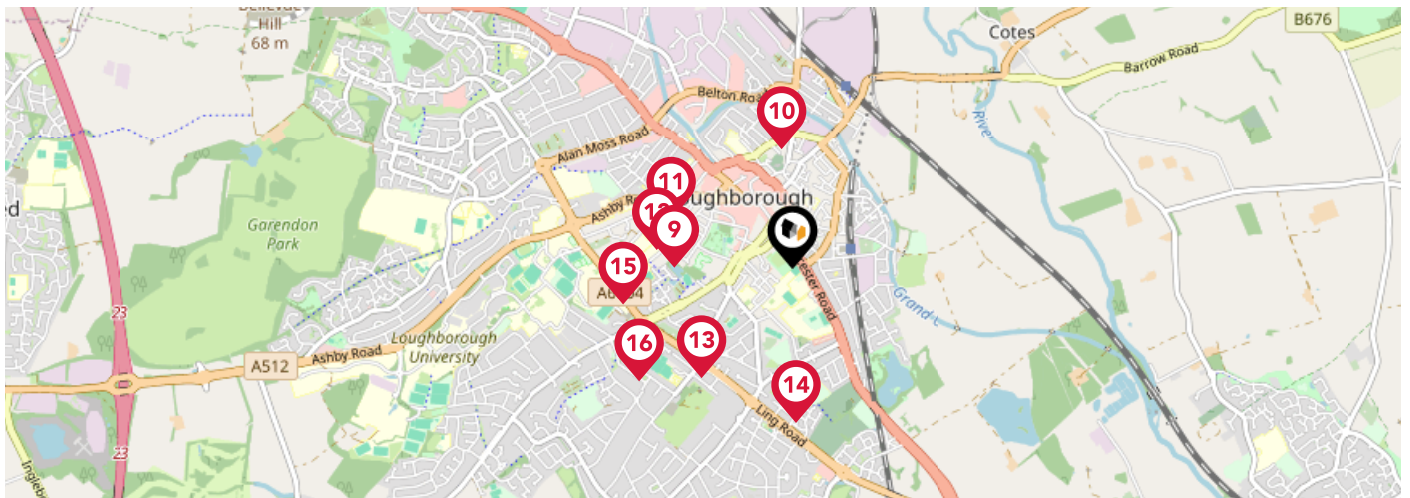
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Fairfield Prep School</b> Ofsted Rating: Not Rated   Pupils: 504   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Trinity College</b> Ofsted Rating: Requires improvement   Pupils: 18   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cobden Primary School &amp; Community Centre</b> Ofsted Rating: Good   Pupils: 371   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>ASPIRE: Lifeskills</b> Ofsted Rating: Good   Pupils: 20   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Loughborough Amherst School</b> Ofsted Rating: Not Rated   Pupils: 359   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Loughborough High School</b> Ofsted Rating: Not Rated   Pupils: 543   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Loughborough Grammar School</b> Ofsted Rating: Not Rated   Pupils: 925   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Limehurst Academy</b> Ofsted Rating: Good   Pupils: 606   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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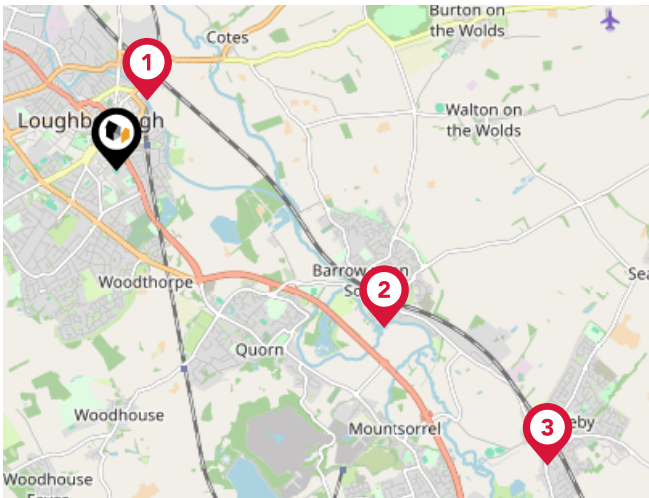


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Loughborough Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Rendell Primary School</b> Ofsted Rating: Good   Pupils: 337   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Saint Mary's Catholic Primary School, Loughborough</b> Ofsted Rating: Good   Pupils: 203   Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Sense College Loughborough</b> Ofsted Rating: Good   Pupils:0   Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Sacred Heart Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Beacon Academy</b> Ofsted Rating: Good   Pupils: 318   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Loughborough College</b> Ofsted Rating: Good   Pupils:0   Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hardwick House School</b> Ofsted Rating: Good   Pupils: 33   Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



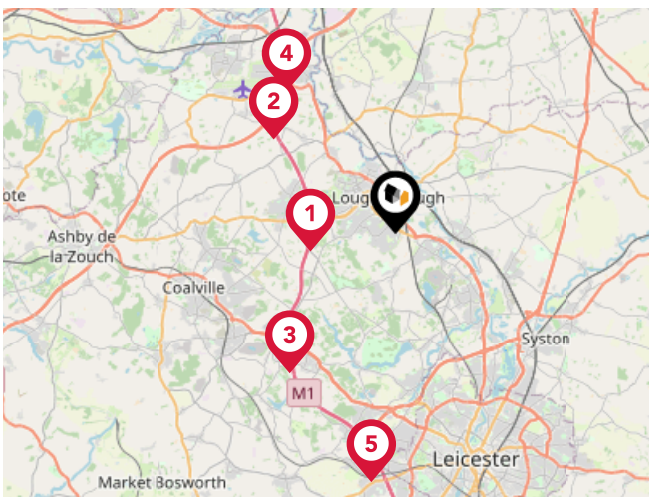
# Area Transport (National)

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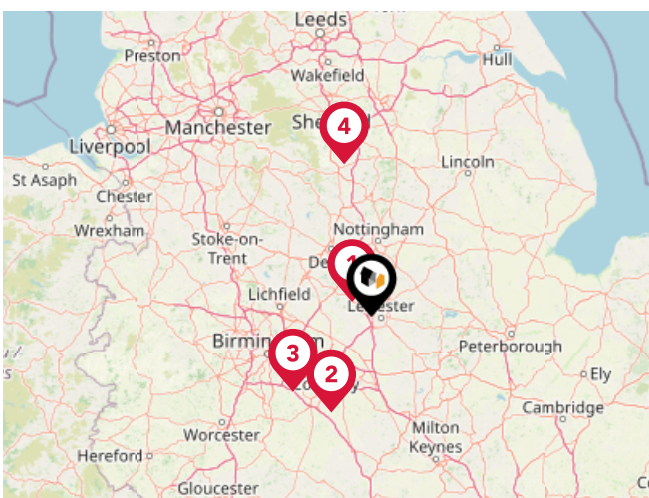
## National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	0.69 miles
2	Barrow upon Soar Rail Station	2.79 miles
3	Sileby Rail Station	4.68 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23	3.07 miles
2	M1 J23A	5.47 miles
3	M1 J22	6.26 miles
4	M1 J24	6.43 miles
5	M1 J21A	8.98 miles



## Airports/Helipads

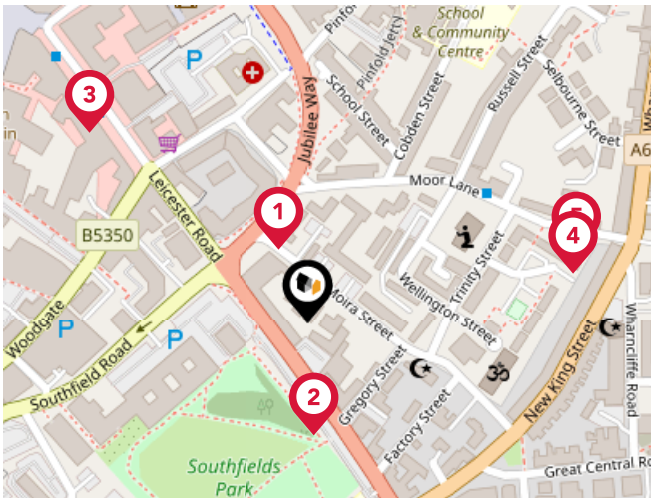
Pin	Name	Distance
1	East Midlands Airport	6.64 miles
2	Coventry Airport	30.07 miles
3	Birmingham International Airport	31.2 miles
4	Sheffield City Airport	43.93 miles

# Area Transport (Local)

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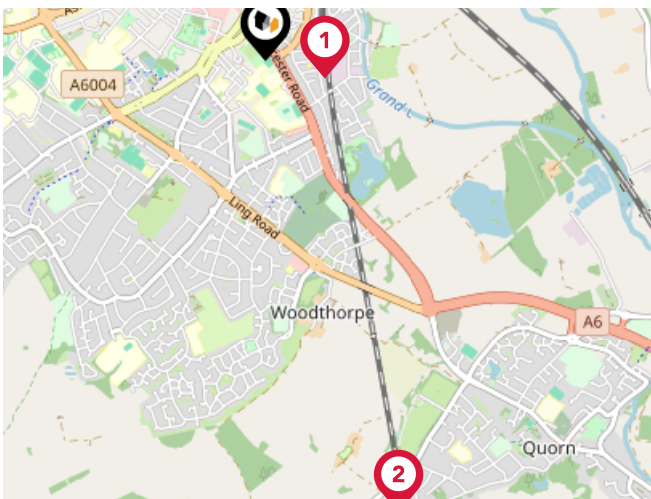
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## Bus Stops/Stations

Pin	Name	Distance
1	Aumberry Gap	0.04 miles
2	Southfields Park	0.06 miles
3	High Street	0.16 miles
4	Russell Street	0.15 miles
5	Russell Street	0.16 miles



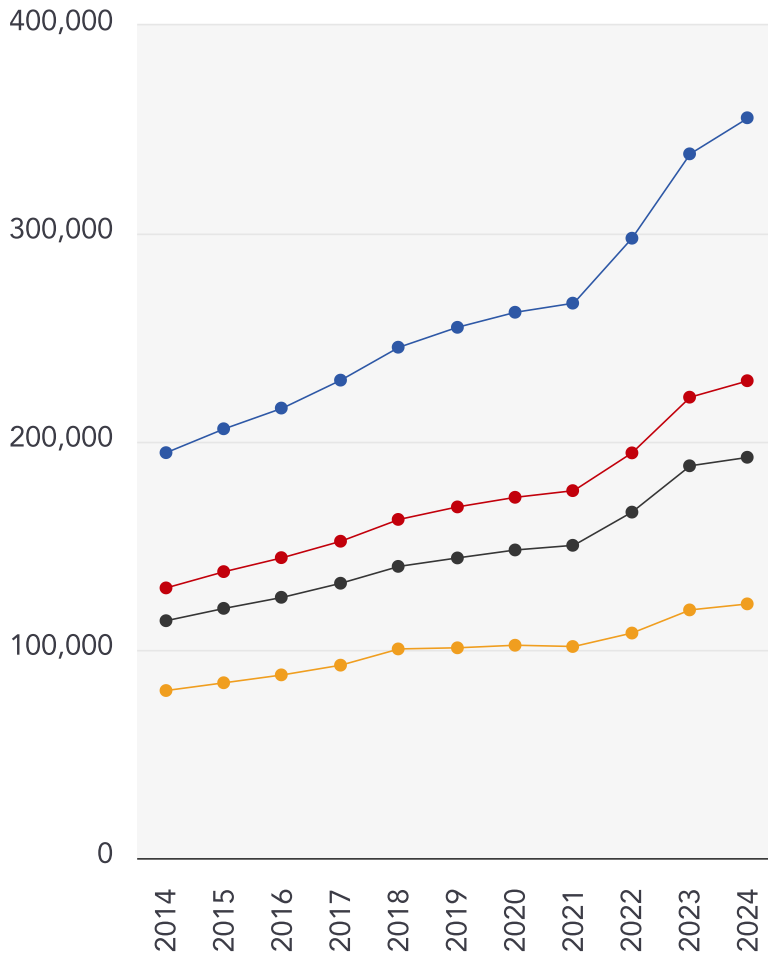
## Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	0.28 miles
2	Quorn & Woodhouse (Great Central Railway)	2.12 miles
3	Rothley (Great Central Railway)	4.84 miles

# Market House Price Statistics

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## 10 Year History of Average House Prices by Property Type in LE11



Detached

**+82.61%**

Semi-Detached

**+76.69%**

Terraced

**+68.86%**

Flat

**+51.73%**

# Abbie McArthur Powered By EXP

## About Us

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### Abbie McArthur Powered By EXP

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Estate agency business located in North West Leicestershire focusing on Shepshed and Loughborough villages. Believing in a bespoke service, I have focused my attention on what I believe to be the most important factors for you, my clients. Supporting you from the start in market appraisal and marketing, right through the legal process to finally handing your keys over.

By starting this bespoke agency, my aim is to ensure that you, my clients, selling experience is smooth, hassle-free, and enjoyable every step of the way.

To ensure this, I will only ever work with a select number of clients at any one time. Investing the time to deliver the service and results that you deserve!

The fee represents the value for money we offer in getting you the BEST price possible while providing you with a high end business service.

# Abbie McArthur Powered By EXP Testimonials

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## Testimonial 1



Abbie has assisted myself in various ways along my property journey. Including property sales, negotiations and EPC compliance just to name a few.

She has always been very efficient, professional and reliable. I would highly recommend her services!!

## Testimonial 2

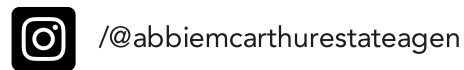


Abbie is great, weather she is working for a big firm or on her own I would recommend her in a heartbeat, I've had a few dealings with her in a world that confuses me but she made every step easy and stress free, I can honestly say that I hope she is involved in all my house buying/selling deals for the future!

## Testimonial 3



I highly recommend Abbie, she makes life so easy to sell your home, she was there at the end of the phone, at unsociable hours, even on little things, I wouldn't be able to do the things I do now if it wasn't for her help today, stress free, I never sold a house before, everything was there, (paperwork, everything) many thanks to you Abbie, good luck, you will do well.



## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Abbie McArthur Powered By EXP and therefore no warranties can be given as to their good working order.

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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SHEPshed, LE12 9JY

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