



Smiths
your property experts

Villency Court

Nottingham Road, Loughborough

- Long-term rental available immediately
- Modern ground-floor studio apartment
- Gated development with allocated parking
- Benefits from having its own front door
- Two-minute walk of the train station
- Bike and bin store
- Furnished

General Description

This modern ground-floor studio apartment is located within a two-minute walk of Loughborough train station, having direct access to Nottingham and Leicester in under 20 minutes and London St Pancras from 1 hour 15 minutes.

The property forms part of a gated development and provides allocated parking and a bike and bin store. The property benefits from having its own front door. There is a hall with a storage cupboard, a contemporary bathroom, and a spacious open-plan living studio space complete with a kitchen area. Clever storage solutions include a folding bed that hides away with ease. The running costs are extremely reasonable and the property is well-maintained by experienced and long-term landlords.





Location

This studio apartment is conveniently situated within walking distance of Loughborough's town centre and train station. The property also offers easy access to Leicester, Nottingham, Derby, and the M1 road network.

Property Information

EPC Rating: D.

Council Tax Band: A.

Local Authority: Charnwood Borough Council.

Letting Information

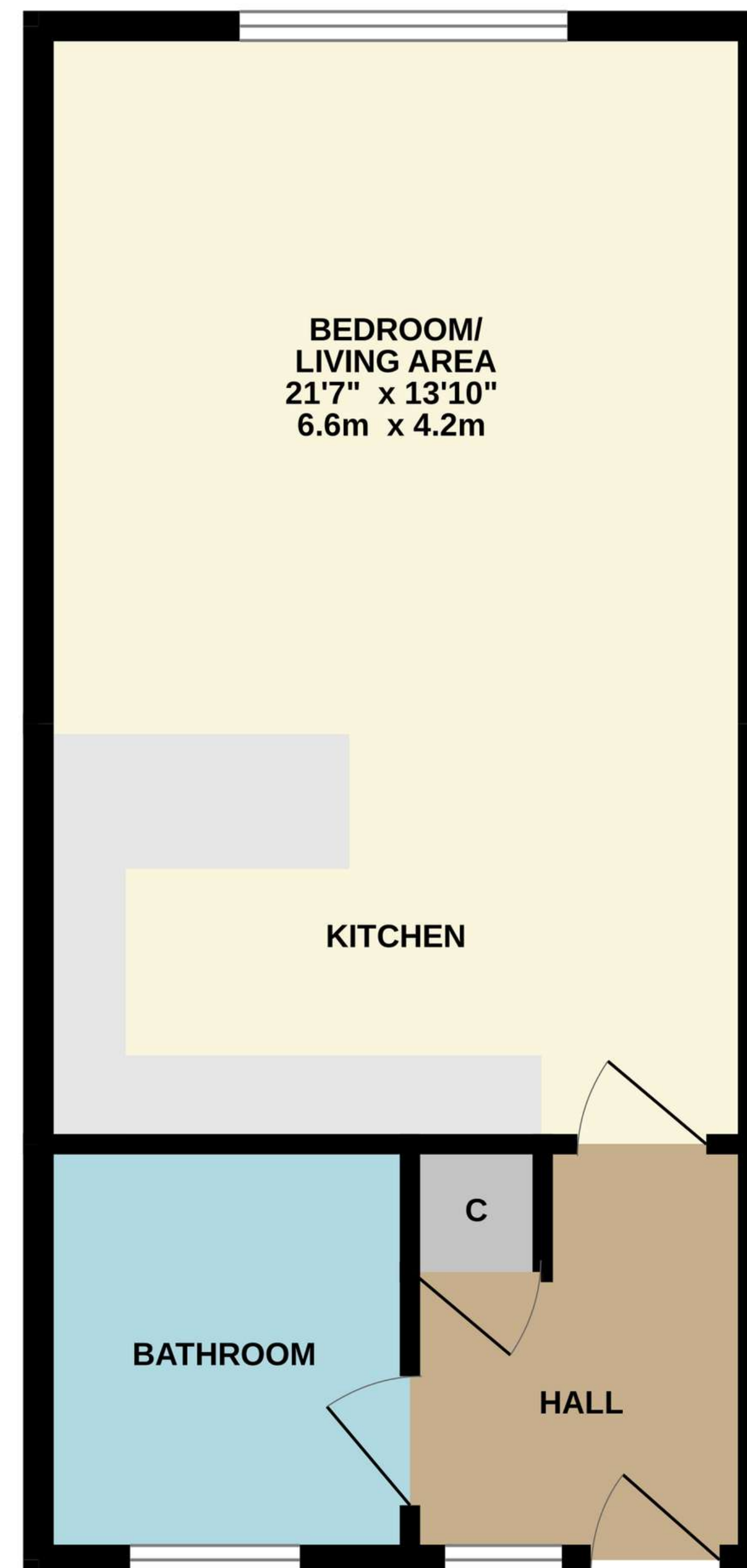
Available immediately. 12-month contract.

Furnished.

Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.





TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.

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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