



'Brush Court', Sidings Walk, Loughborough, LE11 1LB

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
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LAND AND
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PROFESSIONALS

Property Description

A very light and airy spacious 2nd floor apartment situated within easy reach of the town centre and conveniently only a short walk from the main line railway station, being ideal for those commuting to Nottingham, Leicester or further afield, such as London.

Security entrance with intercom system, gas central heating and UPVC double glazed windows, entrance hall, large open plan living dining kitchen with some integrated appliances, 2 double bedrooms and nicely appointed bathroom. Outside offers a parking space withing a security gated parking area to the rear.

Lease details:- The apartment is held on a 125 year lease dating from 1st April 2012.

Ground rent and service charges:- £1500 PA





Key Features

- LIGHT AND AIRY SPACIOUS SECOND FLOOR APARTMENT
- IDEAL FOR COMMUTING: SITUATED ONLY MINUTES AWAY FROM THE TRAIN STATION AND WALKING DISTANCE OF THE TOWN CENTRE.
- SECURITY ENTRANCE WITH INTERCOM
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS
- ENTRANCE HALL, L-SHAPED LIVING DINING KITCHEN WITH SOME INTEGRATED APPLIANCES
- 2 DOUBLE BEDROOMS
- NICELY APPOINTED BATHROOM
- SINGLE PARKING SPACE WITHIN A GATED PARKING AREA TO THE REAR
- NO UPWARD CHAIN

**Offers In The Region
Of
£145,000**



Approximate Gross Internal Area
62.6 sq. m. (674 sq. ft.)



Floor area 62.6 sq.m. (674 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Loughborough (Sales) office on 01509 235534

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