

# Holdings

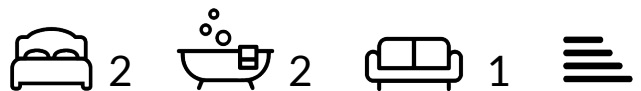
A Modern Estate Agent



## 1 Trinity Court, John Earl Road

Barrow Upon Soar, Loughborough, LE12 8GF

Offers over £142,000





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A beautifully presented and larger than normal, first floor apartment which has two bathrooms, neutral decor and spacious lounge/dining room with kitchen, as well as entrance hall with walk in storage and access to both double bedrooms. The site is well laid out with each apartment having two parking spaces with additional communal facilities and is situated in this highly regarded modern development close to open countryside. NO UPWARD CHAIN.

A stunning two bedroomed first floor apartment ideally suited for a young professional or family, located in the favoured village of Barrow upon Soar and being built by Miller Homes in August 2006.

The main feature of this spacious two bedroomed apartment is the open plan lounge kitchen/diner, having two sets of double doors with Juliette balconies and two large windows giving excellent light and ventilation in this modern apartment. The property has beautiful views over the front green and located on the edge of this sought after housing development.

The property has internal accommodation which in brief comprises entrance hall, two double bedrooms, master with en-suite, family bathroom, large store cupboard and feature through L-shaped lounge/kitchen/diner. The property benefits from electric individually controlled radiators and double glazing with two allocated parking spaces and secure entry.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Floorplan:



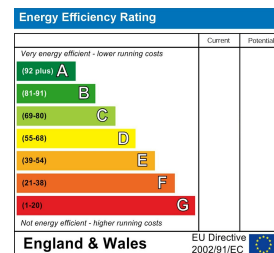
John Earl Road, Barrow Upon Soar  
Internal Square Footage: 710 sq.ft

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## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.