

Holdings

A Modern Estate Agent



6 Adcocks Close, Loughborough, LE11 1HZ

£165,000

Holdings are delighted to bring to the market this two bedroom duplex apartment offering modern living with a stylish Manhattan flair, conveniently located within walking distance of the town centre and Loughborough railway station. NO UPWARD CHAIN.

Summary

Upon entering the property, a staircase leads to the first floor, where the unique character of the space is immediately evident, featuring exposed brickwork and steel elements.

The open-plan living area boasts wood laminate flooring that extends throughout the property, complemented by French doors that open to a Juliette balcony, seamlessly connecting to the fitted kitchen equipped with integrated appliances.

This floor also includes a second double bedroom that shares access to the family bathroom, which is fitted with a three-piece suite and a shower over the bath.

A secondary glass-fronted staircase ascends to the mezzanine level, a standout feature of this distinctive home, where an open seating area flows into the master suite. This suite includes a walk in dressing area with double built in wardrobes, a spacious shower room with additional storage in the eaves, and a master bedroom enhanced by feature skylights.

Externally, the property offers allocated parking for one vehicle and is securely gated from the road.

The property is offered to the market with a 125 year lease which commenced in 2005 so there are 100 years remaining. There are service charges attached to the property which are £1,200 per year paid half annually.

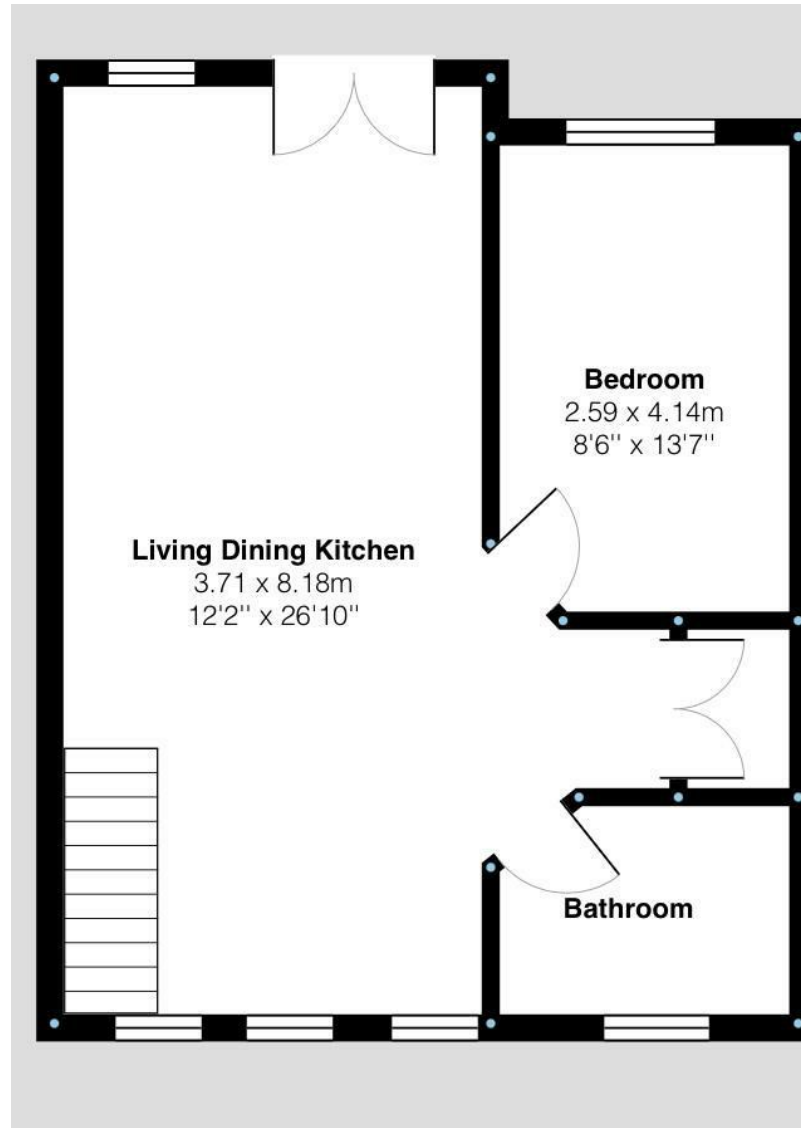
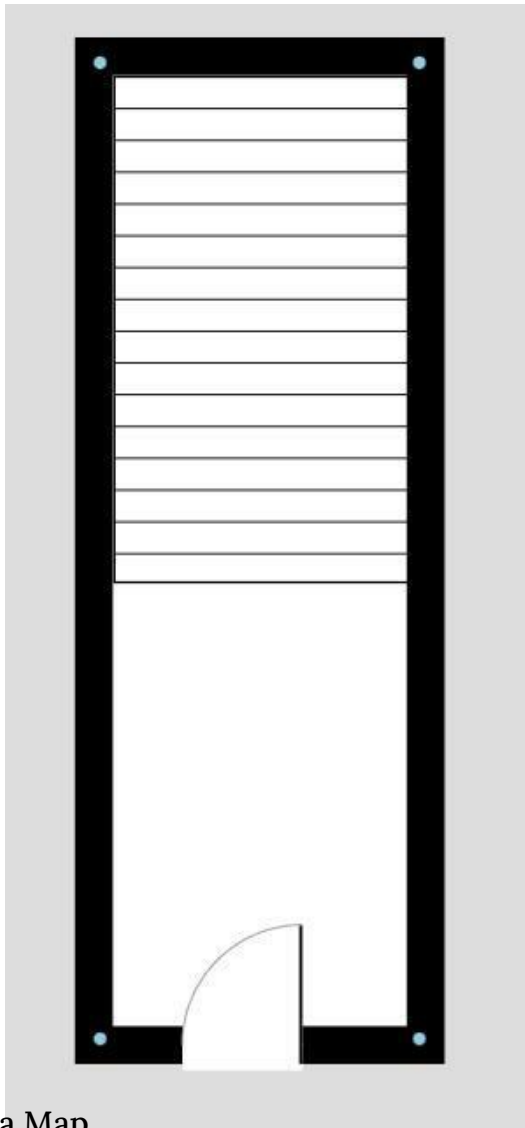
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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