



Smiths
your property experts

Manor Gardens Close

Loughborough

- No upward chain
- Well-presented and spacious first-floor apartment
- Situated in the popular Manor Gardens Close development
- Two good-sized double bedrooms and two bathrooms
- Open-plan living area through to a modern kitchen
- Secure gated parking and a dual-entry intercom system
- Easy walking distance to the town centre and train station



General Description

Smiths Property Experts offer to the market this well-presented first-floor apartment, situated within walking distance of Loughborough town centre and train station. The apartment is presented in good decorative order and features two double bedrooms, an en-suite, and a separate bathroom. The open plan living area, comprising a living/dining room and kitchen, is perfect for modern living. With secure gated parking and an intercom, an internal viewing is essential to appreciate.





The Property

This modern and spacious two-bedroom first-floor apartment benefits from electric heating and UPVC double glazing. The accommodation is entered via a communal entrance hall. There is a sizeable reception hallway with a useful built-in cloak storage cupboard and separate airing cupboard. The open-plan living area provides space for seating and dining with an opening through to a modern kitchen with fitted units and appliances.

There are two good-sized double bedrooms and a bathroom comprising a three-piece suite. The main bedroom has built-in wardrobes and an en-suite shower room. The apartment benefits from a dual-entry intercom, secure gated parking, and is offered for sale with no upward chain.

The Outside

Outside, the property has an allocated parking space in a secure gated carpark, accessed with a fob or security code, and use of a bin store.





The Location

The property is situated within the popular Manor Gardens Close development in Loughborough town centre. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities, and a convenient train station with direct links to London St Pancras, as well as easy access to the M1 and A46 road networks.

Property Information

EPC Rating: B.

Tenure: Leasehold.

Length of Lease: 125 Years. Years Left: 106 Years.

Ground Rent: approx. £219.06 per annum.

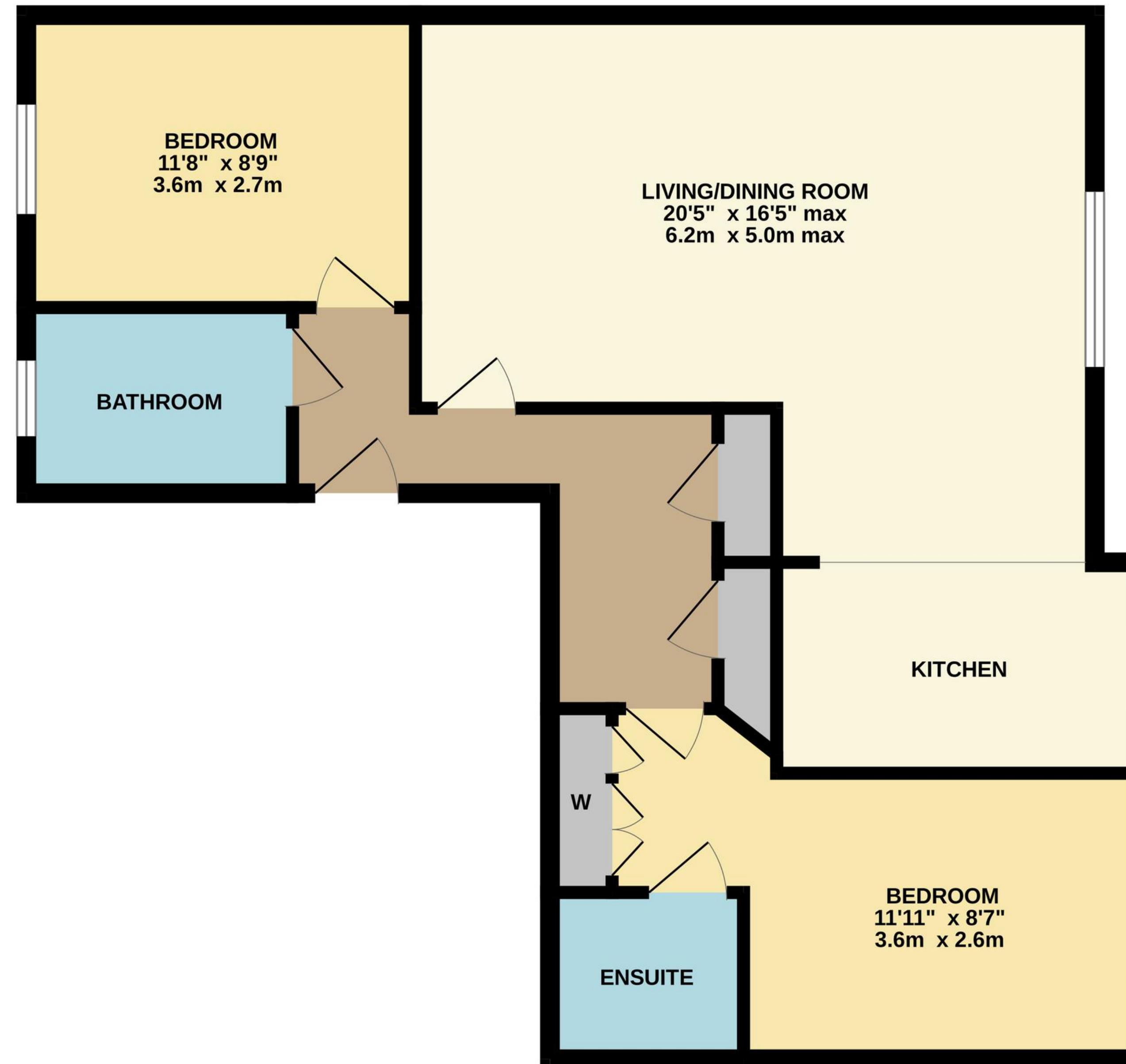
Service Charge: approx. £1909.13 per annum.

Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



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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