



**Villency Court, Nottingham Road, Loughborough LE11 1EB**

**welcome to**

## **Villency Court Nottingham Road, Loughborough**

William H Brown are delighted to bring to the market this two bedroom First floor apartment within an exclusive gated development in the centre of Loughborough, close to local amenities and Loughborough train station.

### **Entrance Hallway**

With wooden flooring, doors to lounge and bathroom

### **Open Plan Kitchen Living Area**

22' 10" x 19' ( 6.96m x 5.79m )

Fantastic open plan living accommodation with wood flooring throughout, double window to the front. There is an open plan lounge with space for a dining area and separate living space. The kitchen has white front units with integral appliances and spotlights to ceiling.

### **Bedroom One**

14' 1" MAX x 13' 10" MAX ( 4.29m MAX x 4.22m MAX )

Main bedroom, with the unique feature curved facade window, wooden flooring and electric heater.

### **Bedroom Two**

8' 5" x 14' 2" ( 2.57m x 4.32m )

Second double bedroom with double glazed window and electric heater.

### **Bathroom**

Bath with shower over, low level wc and wash hand basin.

### **Outside**

Outside within the secure gated area is an allocated parking space.





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welcome to

## Villency Court Nottingham Road, Loughborough

- Two bedroom apartment
- Modern gated development
- Private parking
- Open plan kitchen and living area
- Close to Town centre and train station

Tenure: Leasehold EPC Rating: B

# £150,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
LBH113575 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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