



**Waterside Close, LOUGHBOROUGH**



**welcome to**

## **Waterside Close, LOUGHBOROUGH**

**\*\*FOR SALE\*\*** An immaculately presented and recently upgraded one bedroom second floor apartment situated close to Loughborough town centre and with easy access to Loughborough train station. Internal viewing is highly recommended to appreciate the accommodation on offer. Call 01509 214686!

### **Entrance**

Entrance is via a composite front door with reception hallway, has laminate wood effect flooring, a useful built in store cupboard with shelving, an additional storage cupboard with louvered doors and with replacement internal doors leading to all other rooms.

### **Lounge**

The lounge has carpeted flooring, a modern radiator, upvc double glazed window to the front, television aerial point and a door opening to the kitchen.

### **Kitchen**

10' 7" x 7' 4" (3.23m x 2.24m)

The kitchen has ceramic tiled flooring, has been recently refitted with a modern range of base and wall units with work surfaces over, there's a single stainless steel sink with mixer tap and tiled splashbacks. Electric hob with overhead extractor and electric oven, space and plumbing for a washing machine, space for an American style fridge freezer, wall mounted combination boiler, radiator and a upvc double glazed window to the rear.

### **Bedroom**

14' 2" x 10' 7" (4.32m x 3.23m)

Bedroom has carpeted flooring, is a double room and has a upvc double glazed window to the rear and a radiator.

### **Shower Room**

Shower room is a modern fitted shower room which has been recently replaced, is fully tiled and has a suite comprising of shower cubicle with shower over, a wash hand basin set into vanity suite, with a circular ceramic sink, mixer tap, built in mirrored storage, a radiator and a upvc double glazed window to the rear.

### **Outside**

Property enjoys use of communal gardens and has an allocated parking space.





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## Waterside Close, LOUGHBOROUGH

- Second Floor Apartment
- One Double Bedroom
- Immaculately presented and recently upgraded
- Fitted kitchen with Modern Units
- Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 120 years from 20 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£98,500**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH114452 - 0004

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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.

william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



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