









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 bult 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



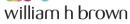
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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Property Ref: LBH114452 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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