



**Limetree Grove, Loughborough**

**welcome to**

## **Limetree Grove, Loughborough**

William H Brown are pleased to bring to the market this two-bed second floor apartment situated in Loughborough town centre. This property is perfect for first time buyers or investors and is available with no upward chain.

### **Entrance**

Accessed via communal door with stairs rising to upper floors.

### **Entrance Hall**

Accessed via door to front with electric heater and access to loft space.

### **Living Area**

11' 6" x 9' 6" ( 3.51m x 2.90m )

The lounge has double glazed windows to the rear, a Juliette balcony, laminate flooring and an electric storage heater

### **Kitchen/Diner Area**

16' 7" x 10' 2" ( 5.05m x 3.10m )

The kitchen/diner area has laminate flooring, tiled splash back, gas hob and cooker, fitted wall and base units, space for a fridge/freezer and plumbing for a washing machine and a window to the front.

### **Bedroom One**

11' 7" x 9' 2" ( 3.53m x 2.79m )

Bedroom One has carpet, double glazed windows to the rear and an electric storage heater.

### **Bedroom Two**

12' 8" x 10' 4" ( 3.86m x 3.15m )

Bedroom Two has carpet, double glazed window to the rear, built in storage cupboard and an electric storage heater.

### **Bathroom**

The family bathroom offers a panel bath with electric shower over, low flush wc, pedestal handwash basin, electric heater, electric shaver point, partially tiled walls, double glazed window to the front.

### **Outside**

Externally, the property offers two allocated parking spaces.







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## Limetree Grove, Loughborough

- Second Floor Apartment
- Two Parking Spaces
- Lounge/Diner
- Two Bedrooms
- Telecom Entry System

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£135,000**



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:  
LBH114434 - 0003

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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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