



Manor Gardens Close, Loughborough LE11 1DL

welcome to

Manor Gardens Close, Loughborough

We are delighted to offer for sale this modern and spacious two-bedroom apartment, ideal for an investor or first-time buyer which is within walking distance of Loughborough town centre and train station. Call now for a viewing!

Entrance Hall

Entrance to the property is via an Intercom entry system. The entrance hallway has doors off to all rooms, loft hatch and two storage cupboards.

level wc, has new vinyl flooring, tiled walls, an electric radiator and a upvc double glazed window to the front elevation.,



Lounge/Dining Space

11' 9" x 8' 6" (3.58m x 2.59m)

The lounge has carpeted flooring and a upvc double glazed window to the front elevation.,

Kitchen Area

13' 5" x 8' 2" (4.09m x 2.49m)

The kitchen is fitted with a range of base and wall mounted units with roll edge work surfaces, space and plumbing for a washing machine, electric hob and oven, stainless steel sink and drainer, electric radiator, space for a fridge freezer, laminate flooring and a upvc double glazed window to the front elevation.



Bedroom One

8' 8" x 11' 7" (2.64m x 3.53m)

Bedroom one has carpeted flooring, electric heater, fitted wardrobes and a upvc double glazed window to the front elevation.

En Suite

The ensuite is fitted with a three-piece suite comprising of shower, low level wc and hand wash basin. The ensuite has vinyl flooring, a shaver point, and an electric heater.

Bedroom Two

Bedroom two has carpeted flooring, electric heater and a upvc double glazed window to the front elevation.

Bathroom

The bathroom is fitted with a panel bath and a low



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- Ideal First Time Buy
- Second Floor Apartment
- Secure Parking
- Intercom Entry System
- Close Proximity To Loughborough Train Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2030.00

Ground Rent: 220.00

This is a Leasehold property with details as follows; Term of Lease 125 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 packs.

£160,000



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

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Property Ref:

LBH115348 - 0001

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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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