



Goods Yard Close,
Loughborough



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£132,500

- GROUND FLOOR APARTMENT
- CLOSE TO TOWN CENTRE
- EASY REACH OF UNIVERSITY
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING DINING KITCHEN
- GREAT FOR TWO SHARERS
- LEASEHOLD
- EPC rating C



If ground floor living for easy accessibility is on your radar, then this two double bedroom apartment could be for you! Offering modern living within walking distance of Loughborough town centre and the university, the property features a bright and airy lounge/diner with an open plan kitchen leading off, two double bedrooms and a bathroom.

Located at the head of the cul-de-sac, the apartment has allocated parking for one car, a communal entrance hallway with telephone/TV intercom and even a small grassed area to the rear for a little fresh air on hot summer days!

Offered to the market with no upward chain, this property is ready for immediate occupation - perfect for first-time buyers, investors, or professionals looking for a stylish and low-maintenance property which has recently been redecorated and recarpeted and close to shops, pubs and restaurants.

Good to know; the property has uPVC double glazing throughout. Electric heating including both storage heaters and wall mounted panel heaters.

The property is leasehold, 125 years - start date was 23/06/2005 with the lease end date 01/01/2129, (104 years remaining approx).



Service charge is approx £1,911 per annum paid in January of each year, Ground rent of £50 per annum.

Charnwood Borough Council - Tax Band B. with vacant possession upon completion.

To find the property; Sat nat postcode: LE11 5EB - what3words: ///waddled.hotels.invent

HALLWAY 6.13m x 3.03m (20'1" x 9'11")

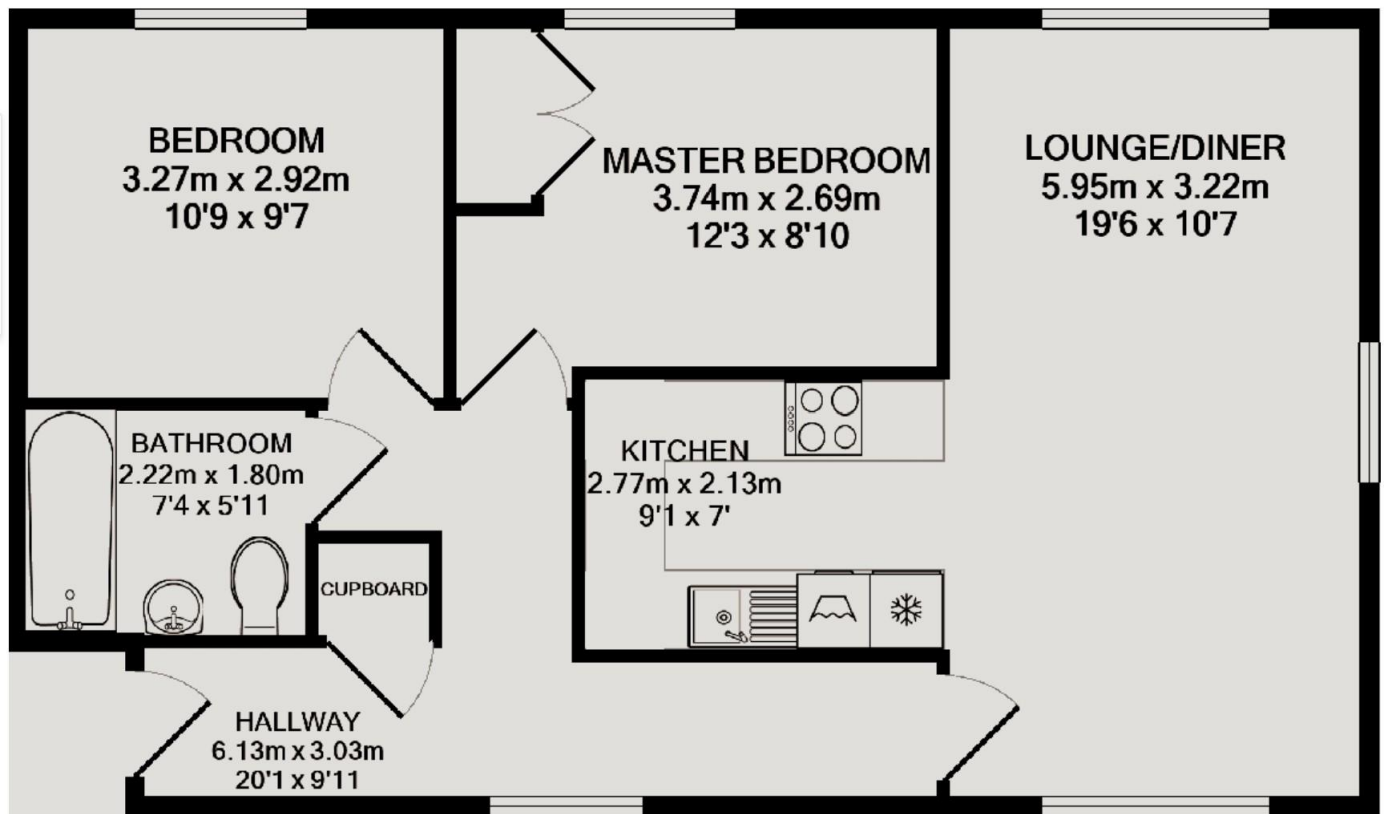
LOUNGE DINER 5.95m x 3.22m (19'6" x 10'7")

KITCHEN 2.77m x 2.13m (9'1" x 7'0")

BEDROOM ONE 3.74m x 2.69m (12'4" x 8'10")

BEDROOM TWO 3.27m x 2.92m (10'8" x 9'7")

BATHROOM 2.22m x 1.8m (7'4" x 5'11")



SERVICES & TENURE

All mains services are available and connected to the property with the exception of gas.

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DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

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