



Barnsdale Close,
Loughborough



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£150,000

- STYLISH 2ND FLOOR APARTMENT
- LONG 189 YEAR LEASE (RECENTLY EXTENDED)
- TWO DOUBLE BEDROOMS
- PERFECT RENTAL INVESTMENT
- CONTEMPORARY NEUTRAL INTERIOR
- PRIVATE OFF ROAD PARKING
- LEASEHOLD
- EPC rating E



Neatly placed on the second floor, (top floor) this beautifully presented two double bedroom apartment combines modern style with a wonderful sense of calm — all just a short stroll from the town centre, canal-side walks, and the University.

With an extended 189-year lease, this lovely apartment makes an ideal choice for a first-time buyer, someone looking to downsize, or an investor seeking a smart property in a sought-after, town-centre location.

Recently fully refurbished throughout, the apartment offers effortless comfort with thermostat-controlled contemporary electric radiators and a stylishly finished, fully tiled bathroom. The lounge diner feels bright and airy, with inward-opening front doors that let in a gentle breeze and connect you to the world outside.

Every detail has been considered to create a home that feels both stylish and easy to live in — perfect for relaxing after a walk along the canal or enjoying the buzz of town life just moments away.

A perfect blend of convenience, charm, and contemporary living — ready to move straight into and enjoy.

Good to know; the property has uPVC double glazing throughout. Economical thermostatic controlled contemporary electric radiators in every room. The property has a loft hatch and the space could be accessed for a small amount of storage. Private allocated off road parking.

To find the property - Sat nav postcode: LE11 5AN - what3words: ///habit.able.vouch



HALLWAY 2.98m x 2m (9'10" x 6'7")

LOUNGE DINER 3.96m x 3.72m (13'0" x 12'2")

KITCHEN 2.98m x 2.56m (9'10" x 8'5")

BEDROOM ONE 4.11m x 3.23m (13'6" x 10'7")

BEDROOM TWO 3.72m x 2.94m (12'2" x 9'7")

BATHROOM 2.09m x 1.97m (6'11" x 6'6")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B
£0 Ground Rent - £100 per month service charge - 189 Lease from 26/06/2003 - (vendor extended in 2025 at a cost of £14,000)

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.

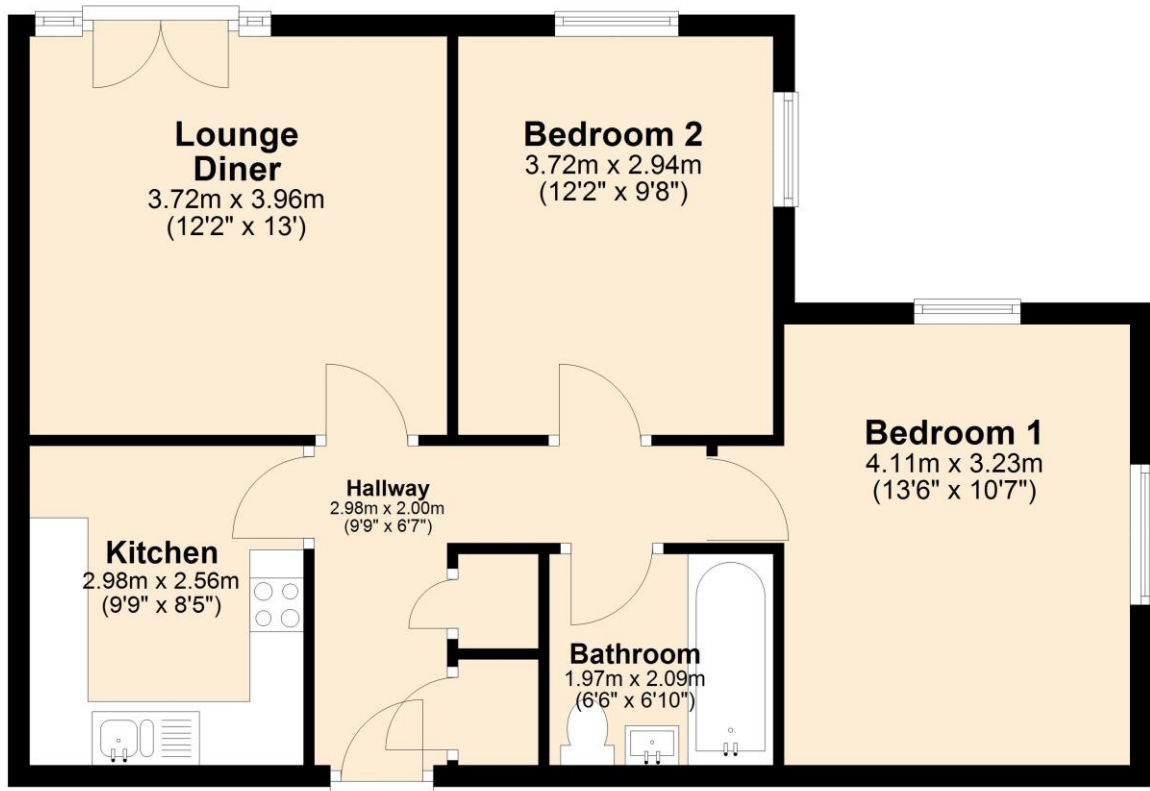
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

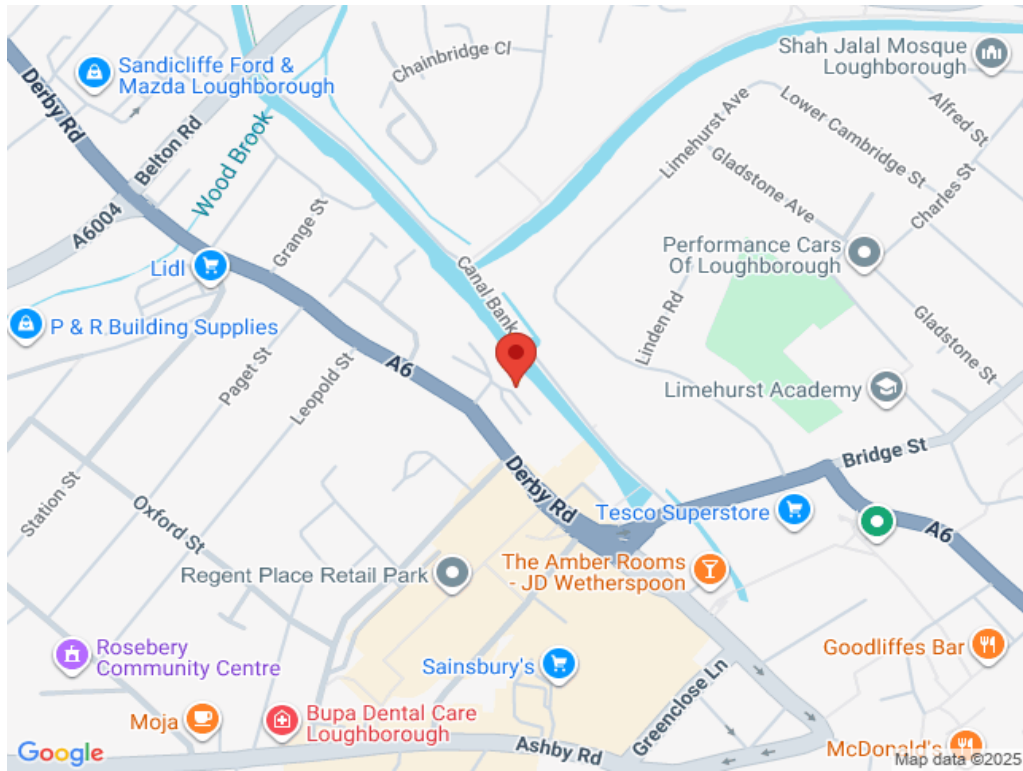


Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 53.9 sq. metres (580.1 sq. feet)



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