

# FOR SALE



**Abbey**  
Lettings & Sales



## Edric House

Loughborough, LE11 5BE

**£1,300 Per month**



A Large Furnished 3 DOUBLE Bedroom 3 bathroom apartment on the highly popular EDRIC HOUSE development is coming available for YOU to move into. The property is situated the town Centre allowing you to enjoy town life and still only be 15 minute walk away from the Loughborough University campus.

The property benefits from secure communal entrance doors, open plan living and kitchen area, comprising of hob and electric oven, extractor fan, fridge/freezer and washing machine, 3 double bedrooms and 3 bathrooms. The property also offers laminate wooden flooring, vinyl and tiled flooring, electric heating and full double glazing.

The Apartment is ideal for who are looking for easy commuting to the Loughborough University campus, town centre as well as the Rushes Shopping Centre and Local Shops, bars and restaurants.



## Entrance Hall

Ceiling light points, electric heater, laminate wooden flooring and doors leading to open plan living area, bedroom 1, 2, 3 & bathroom.

## Open Plan Living Area 16'8" x 20'11" (5.096 x 6.385)

Living Area:

Ceiling light points, electric heater, TV media and telephone points, laminate wooden flooring, double glazed window.

Kitchen Area:

Ceiling light points, fully fitted kitchen offering worktops, base and wall cupboards, stainless steel sink and drainer, hot and cold mixer tap over, electric hob, electric oven and extractor fan, fridge/freezer, washing machine and tiled flooring.

## Bedroom 1 15'11" x 9'4" (4.874 x 2.855)

Ceiling light points, electric heater, double glazed window and laminate wooden flooring and door leading to ensuite shower room

## Shower Room 4'1" x 5'5" (1.249 x 1.655)

Ceiling light points, towel heater, tiled flooring, double glazed window, extractor fan, three piece suite, comprising of shower cubical, pedestal wash hand basin and low level flush toilet.

## Bedroom 2 9'7" x 10'8" (2.937 x 3.274)

Ceiling light points, electric heater, double glazed window and laminate wooden flooring and door leading to ensuite shower room.

## Shower Room 6'8" x 5'5" (2.054 x 1.667)

Ceiling light points, towel heater, tiled flooring, double glazed window, extractor fan, three piece suite, comprising of shower cubical, pedestal wash hand basin and low level flush toilet.

## Bedroom 3 8'10" x 12'7" (2.693 x 3.853)

Ceiling light points, electric heater, double glazed window and laminate wooden flooring.

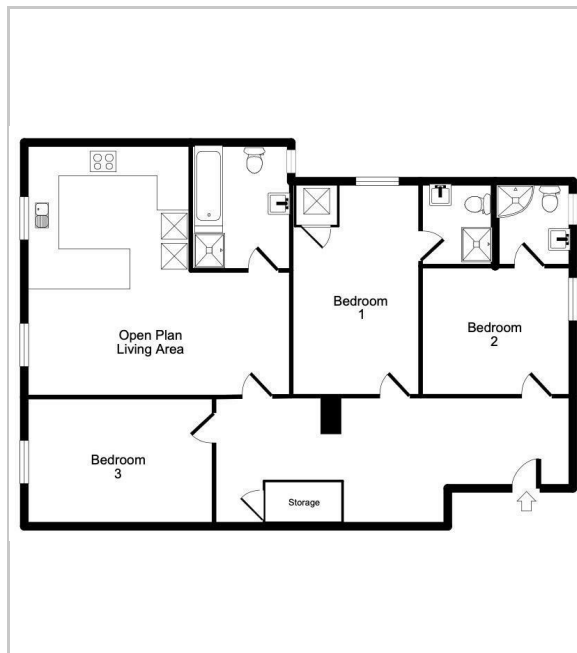
## Bathroom Room 8'11" x 5'6" (2.724 x 1.680)

Ceiling light points, towel heater, tiled flooring, double glazed window, extractor fan, four piece suite, comprising of bath, shower cubical, pedestal wash hand basin and low level flush toilet.

## Area Map



## Floor Plans



## Energy Efficiency Graph

