



## Flat 23, Villency Court, 62 Nottingham Road

£130,000 Leasehold

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After entering the gated car park, this superb second-storey home is accessed from an external staircase leading to a private entrance door. The property is formed of a spacious entrance hallway, which leads to the stellar open-plan living room/kitchen. This airy space is a joy to occupy, with double-height ceilings to the living area, as well as exceptionally well-maintained kitchen fittings. The kitchen benefits from an integrated fridge/freezer, a built-in oven with electric hob above, and a gleaming stainless-steel extractor hood.

As mentioned above, the apartment benefits from a delightful mezzanine bedroom, which overlooks the living space. This room features a superb walk-in wardrobe, as well as a series of Velux windows to provide additional light. The internal accommodation is completed by the well-equipped bathroom sited on the lower floor, which features a full length bath and shower above.

Villency Court is very well positioned, with ready access to Loughborough town centre, the town's train station, and a variety of local shops and amenities.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





#### **Hallway**

7' 2" x 6' 4" (2.19m x 1.92m)

#### **Open Plan Living Room and Kitchen**

21' 3" x 13' 10" (6.48m x 4.22m)

#### **Mezzanine Bedroom**

15' 11" x 10' 11" (4.85m x 3.34m)

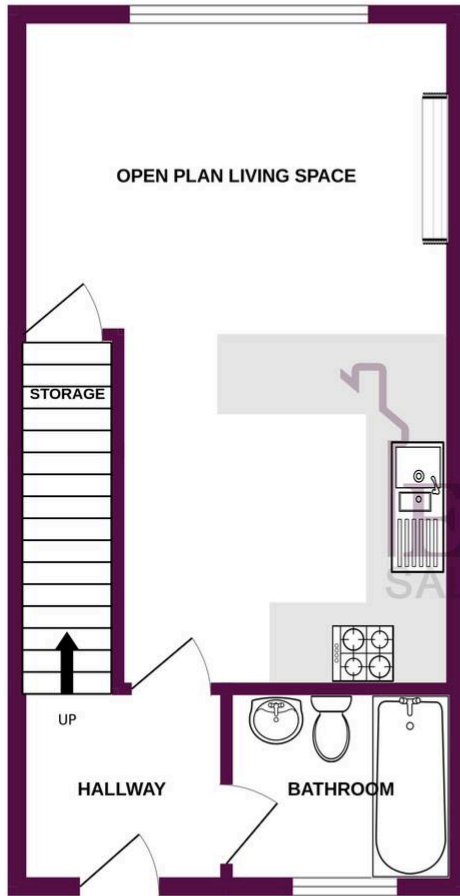
Width 4.21 m inclusive of staircase.

#### **Bathroom**

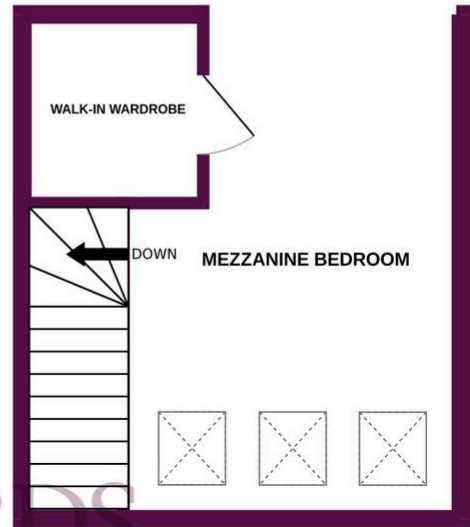
6' 3" x 7' 3" (1.90m x 2.20m)



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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