

Princess Street

Loughborough, LE11 2EQ



This charming former church conversion apartment has been stylishly renovated and is ready to move into. Boasting a bright and airy open-plan living space with French doors that open onto a private courtyard garden, a new bathroom, newly installed windows and external doors, utility room and cellar.

Offers In Excess Of £240,000

John German

This charming former church conversion apartment has been stylishly renovated and is ready to move into. Boasting a bright and airy open-plan living space, it features elegant French doors that open onto a private courtyard garden-ideal for relaxing or entertaining.

The property has also been upgraded with a new bathroom, along with newly installed windows and external doors, enhancing both its style and energy efficiency.

The property also benefits from a utility room and a cellar, offering extra storage and convenience.

This unique and beautifully finished home is a fantastic opportunity for working professionals, first time buyers or investors.

Located within close walking distance to Loughborough town, the university and a variety of further amenities including, but not limited to; supermarkets, shops, boutiques, pubs and restaurants.

Public transport well catered for by regular bus and train service; commuter access to the M1, A46 and A6 is excellent.

Accommodation comprises; Two double bedrooms, family bathroom, open plan lounge kitchen diner and utility room.

Tenure: Leasehold 964 years remaining (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Ground Rent: £1006.76 p/a
Service Charge: £996.76 p/a

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Allocated parking space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Charnwood Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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