

Princess Street

Loughborough, LE11 2EQ



John German 



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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



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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/>

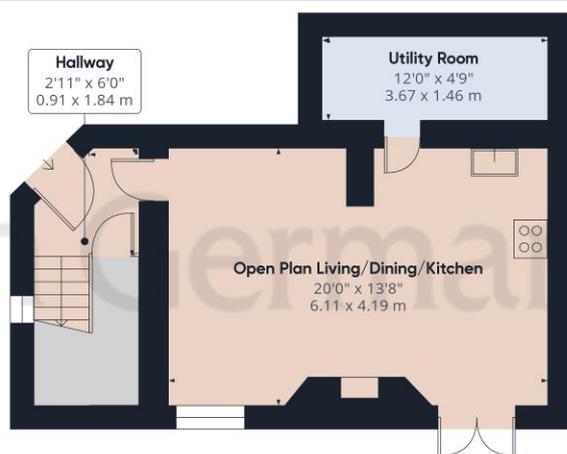
Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

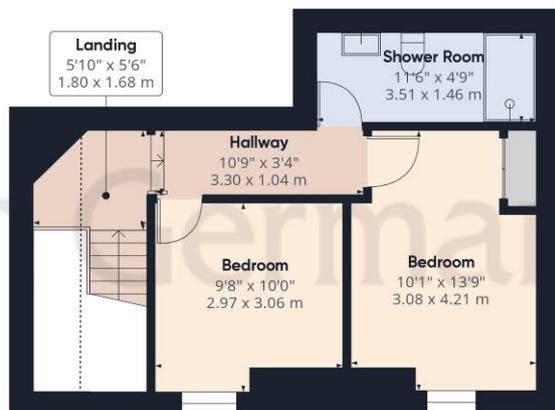
Our Ref: JGA/19032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

742.27 ft²
68.96 m²

Reduced headroom

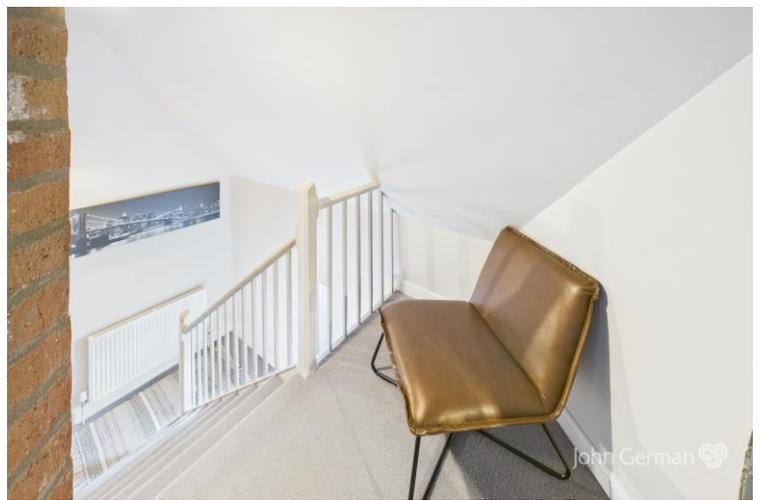
9.11 ft²
0.85 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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