



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.

£220,000



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: £10 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/>

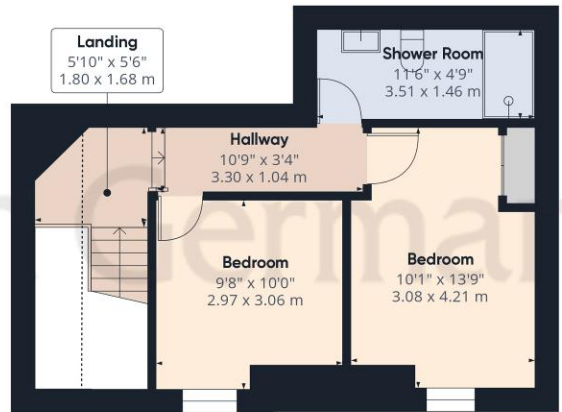
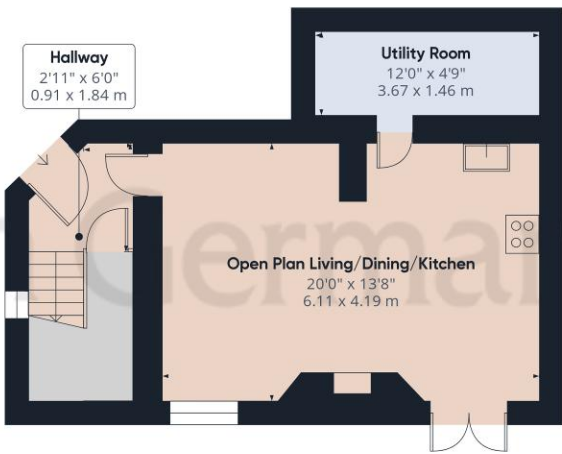
Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

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

Our Ref: JGA/19032025

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John German

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		

 OnTheMarket

 rightmove

 RICS

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PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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