Holders

A Modern Estate Agent









36 City Heights, Loughborough, LE11 1DW

Offers over £135,000

A beautifully presented two-bedroom second floor apartment at City Heights, ideally located close to Loughborough town centre and local transport links. Offering modern open-plan living and secure gated parking, this property is perfect for professionals or investors.

Summary

A contemporary two-bedroom apartment located within this popular development at City Heights, conveniently positioned close to Loughborough town centre. Situated on the second floor, the property is presented in immaculate condition and offers a modern open-plan layout, benefiting from gas central heating and uPVC double glazing throughout.

The accommodation comprises two well-proportioned double bedrooms, a stylish open-plan lounge, kitchen and dining area, and a modern bathroom. The living space is designed to feel bright, sociable and contemporary, with the lounge flowing seamlessly into the kitchen diner.

The kitchen is fitted with high-quality units and granite worktops, and includes an oven, gas hob and fridge freezer, with additional space for a dishwasher. Both bedrooms are comfortable doubles, each offering ample space for wardrobes or additional storage.

The bathroom features a modern three-piece suite with a shower over the bath, complemented by a full-width fitted mirror and a heated towel rail.

Access to the building is via a video intercom system, with secure key fob entry into the communal lobby. Residents can reach all floors via stairs or lift access.

Externally, the property benefits from secure gated parking for one vehicle. Ideally located within walking distance of local amenities, bus routes and the train station, this apartment is perfectly suited for professionals or investors alike.

Leasehold details:-
Ground Rent: £0.00
Annual Service Charge: £2,025
Years Remaining of Lease: 977

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

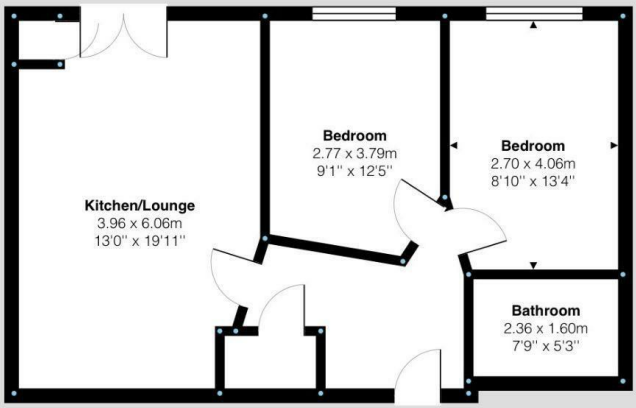
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



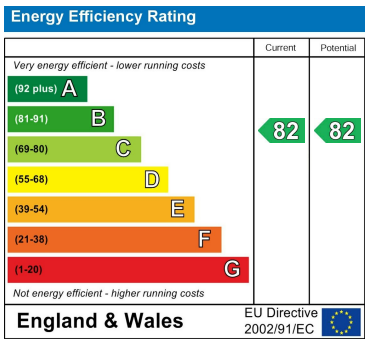
City Heights, Nottingham Road, Loughborough
Internal Square Footage: Approx 602 sq.ft

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Area Map



Energy Efficiency Graph



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