





Brook House Biggin Street,Loughborough

william h brown

welcome to

Brook House Biggin Street, Loughborough

** NO ONWARD CHAIN ** this immaculate first floor apartment ideally positioned close to Loughborough town centre enjoying views over the town and benefiting from having a parking space. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

The property is entered via a communal hallway with a secure coded entry, with stairs rising to the first floor where the property can be found.

Entrance Hallway

The property itself is entered via a secure front door into the entrance hallway which has wood laminate flooring, intercom video system, electric wall heater and doors off to all rooms.

Open Kitchen/Living Space

This room is an open plan living kitchen space with a superb kitchen. The kitchen itself has a range of wall and base units, a range of appliances including a dishwasher, washing machine. integrated oven and electric hob. There is a stainless steel sink with swan neck mixer tap. The living space has wood laminate flooring and has an electric heater, a Juliette balcony which overlooks Loughborough Town Centre.

Bedroom

8' 7" x 12' 9" (2.62m x 3.89m)
This is a double bedroom with ample room for bedroom furniture, has an electric wall heater and upvc double glazed window.

Bathroom

The bathroom has patterned tiled effect vinyl flooring and a modern white suite which comprises of low level wc, pedestal wash hand basin with tiled splashbacks, paneled bath with shower attachment over, electric heated towel rail and inset ceiling spotlights.

Outside

The property benefits from a secure parking space within the Rushes car park located under Tesco supermarket.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Brook House Biggin Street, Loughborough

- NO ONWARD CHAIN!
- First Floor Apartment
- Close to Loughborough Town Centre
- Allocated Parking Space
- Intercom System

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 1205.15
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
LBH114985 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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