Holders

A Modern Estate Agent









1 Barnsdale Close, Loughborough, LE11 5AN

£144,950

This TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT is set within walking distance to the town centre and is centrally located within a stones throw from amenities. The apartment offers allocated parking and spacious living with modern interiors throughout with aspects of open plan living.

Upon entering the property via the entrance hallway, this provides access onto all accommodation and a useful airing cupboard.

The stunning open plan living kitchen is complete with a window to front elevation allowing plentiful light into this spacious room. The kitchen area is fitted with a range of units with an electric oven and hob with an extractor hood above along with space and plumbing for a washing machine and complementary tiling to the work surface areas. There is also plentiful space for a dining set / living furniture.

Both of the bedrooms are well-proportioned in size and the bathroom is fitted with a bath with shower over, pedestal wash hand basin and WC. It has complementary tiling to the walls and has been modernised throughout.

To the outside the property occupies a sought after town centre location just a stones throw from a multiplicity of bars, restaurants, leisure facilities and Loughborough University. There is a private designated parking area under a car port.

The property is offered on a lease hold basis, the length of the lease is 99 years, which commenced in 2003. The monthly service charge, ground rent and insurance for the property is £106.25 per calendar month, this includes maintenance of common areas, outside windows, parking and communal gardens.

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.

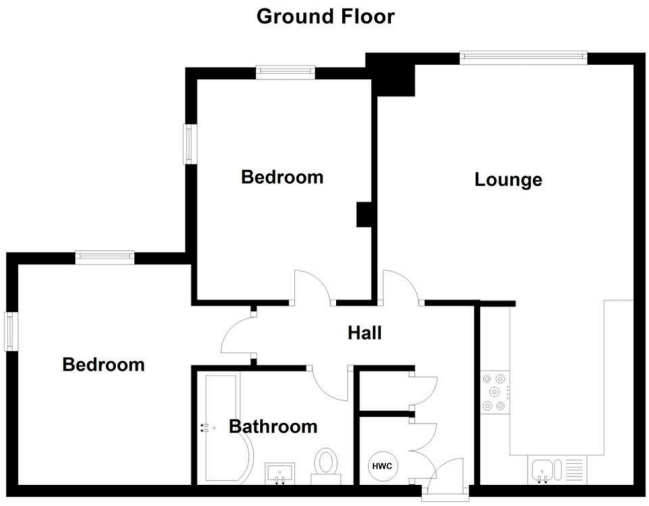
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

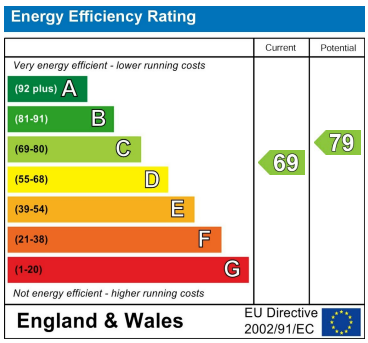
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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