

# Holders

A Modern Estate Agent



27 Staveley Court, Loughborough, LE11 1HY

£100,000

Holders Estate Agents are delighted to bring to market this beautifully renovated ground floor flat located in the charming Staveley Court, Loughborough. This delightful property offers a perfect blend of modern living and serene surroundings, making it an ideal choice for individuals or couples seeking a comfortable home.

## **Summary**

As you enter the flat, you are greeted by a spacious hallway that provides access to the bedroom, kitchen, shower room and lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, ensuring a restful night's sleep. The flat also features a contemporary kitchen, designed with modern fixtures and finishes to enhance your daily routine.

One of the standout features of this property is its picturesque canal-side setting, which not only adds to the aesthetic appeal but also provides a tranquil environment for leisurely walks or enjoying the natural beauty of the area. Additionally, the flat comes with designated parking for one vehicle, ensuring convenience for residents.

Having undergone a complete renovation, this flat boasts modern amenities and stylish decor, making it move-in ready. Whether you are a first-time buyer or looking to downsize, this property offers a unique opportunity to enjoy a high standard of living in a sought-after location.

In summary, this ground floor flat in Staveley Court is a rare find, combining comfort, style, and a lovely canal-side setting. Do not miss the chance to make this charming property your new home.

Agents note: This property and other ground floor properties suffered flooding when there was an error in the water management on the canal causing it to breach. The environment agency and local councils have put things in place to ensure there isn't a repeat event. Historically prior to this there were never any flooding issues in this part of Loughborough.

There are approximately 88 years left on the lease and there is an annual service charge of £825.36

## **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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

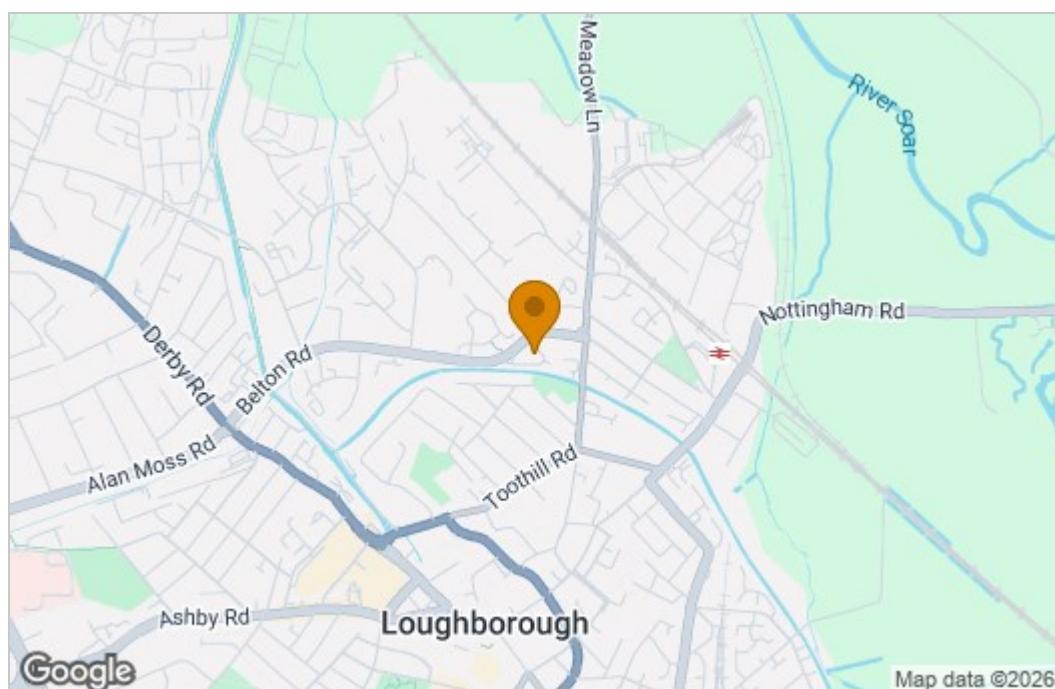
## Floor Plan



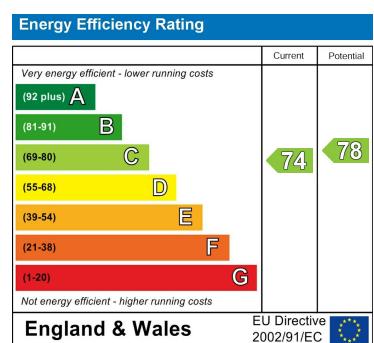
Staveley Court, Loughborough  
Internal Square Footage: Approx 543 sq.ft

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## 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.