

# Holdings

A Modern Estate Agent



74 Staveley Court, Loughborough, LE11 1HY

£110,000

Beautifully presented throughout, this stylish two-bedroom ground floor apartment at Staveley Court enjoys stunning south-facing canal views, modern interiors and a superb location close to Loughborough town centre. Offered chain free, the property also benefits from communal gardens, private parking and secure intercom access.

## Summary

Situated in a fantastic canal-side location, this beautifully presented two-bedroom ground floor apartment at Staveley Court offers stylish and contemporary living with stunning south-facing canal side views. Finished to a great standard throughout, the property is offered to the market chain free, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Accessed via a secure intercom entrance, the apartment opens into a welcoming hallway providing access to all rooms and featuring modern wood-effect flooring and useful storage. The spacious living area enjoys an abundance of natural light from two large windows overlooking the canal, creating a bright and relaxing space to unwind, complete with a contemporary electric fire and modern décor.

The fitted kitchen has been thoughtfully designed with a range of integrated appliances, sleek work surfaces and ample storage, while stylish tiled flooring and splashbacks add to the modern finish. Both bedrooms are well-proportioned, with the principal bedroom benefiting from delightful canal views. The bathroom has also been upgraded to a high standard and comprises a contemporary white suite with shower over bath, heated towel rail and modern tiling.

Externally, residents can enjoy communal gardens along with private parking. Located within easy reach of Loughborough town centre, local amenities and transport links, this superb apartment must be viewed to fully appreciate the quality and location on offer.

## 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

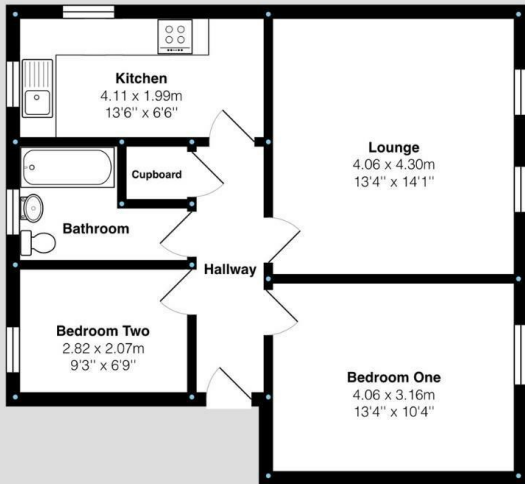
not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning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

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/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

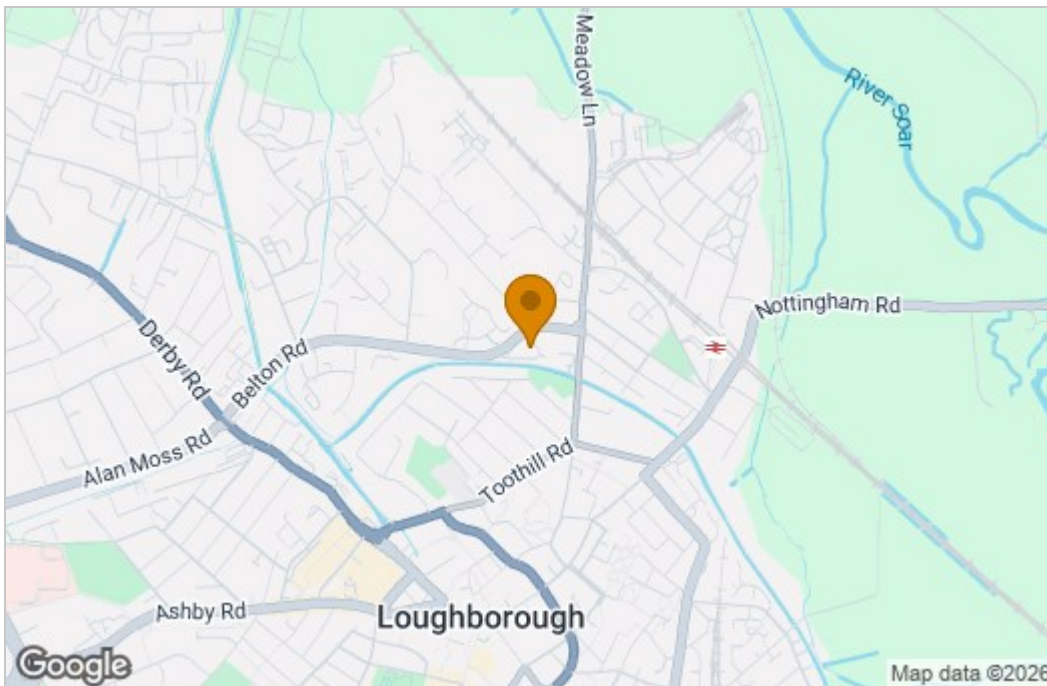
Ground Floor:



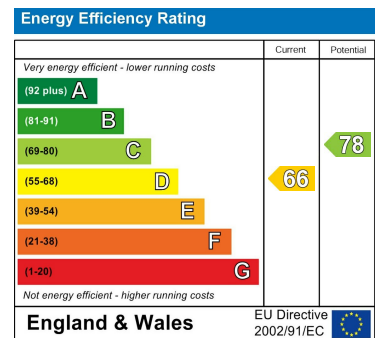
Staveley Court, Loughborough  
Internal Square Footage: Approx 614 sq.ft

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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