CREIGHTONS
ESTATE AGENTS

HIGHBRIDGE | SILEBY | LOUGHBOROUGH

Highbridge, Sileby

Creightons Estate Agents are pleased to present this conveniently placed two-bedroom first floor apartment, ideally situated on a quiet cul-de-sac, in walking distance to the heart of the popular village of Sileby. Just a short stroll from local shops, cafes, and amenities, this property offers convenient access to Midland Mainline transport links. In need of some modernisation, this flat would be perfect for first-time buyers or investors, this apartment combines convenience and accessibility in a vibrant community setting.

KEY FEATURES

- First floor Apartment/ Flat
- Two bedrooms
- Allocated parking Space
- Village Centre location
- Cul-de-sac
- Ideal for first time buyers or Investors
- Early viewing desirable
- Available with NO UPWARD CHAIN
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LOCATION

Sileby is a particularly well serviced Charnwood village situated around a traditional village centre and offers extensive local facilities including popular pubs and shops. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local beauty spots include Swithland Reservoir and Bradgate Park.

BUSH

FIRST FLOOR

Step into this convenient first-floor apartment, accessed via a well-maintained communal hallway. Through the glass-panelled entrance door, you're welcomed by a spacious hallway offering access to the living/dining room, kitchen, two double bedrooms and bathroom, and featuring a wall-mounted storage heater.

The kitchen, accessed through a glass-panelled door, is fitted with a range of base and wall units and provides space for your appliances. Finished with tiled splashbacks, hard flooring, and storage cupboard with water tank. It also benefits from a generously sized window that fills the room with natural light.

The bright and airy lounge/diner enjoys dual-aspect windows to the rear and side elevations, creating a lovely sense of space. Additional features include coving and a wall-mounted storage heater.

The bathroom, ready for a touch of modernisation, offers a three-piece suite comprising a WC, wash hand basin, and a bath with overhead shower and screen. Tiled splashbacks, coving, and an obscured front-facing window complete the space.

Both double bedrooms are well-proportioned and overlook the rear elevation, providing peaceful spaces for rest and relaxation. Each room includes coving and a wall-mounted storage heater.

OUTSIDE

Outside the property there is an allocated parking space and communal garden areas.

TENURE

The Lease end date is 17 Sep 2087.

The ground rent of £12.50 is due on the 23 June and 24 December.

Highbridge | Sileby | Loughborough

Total area: approx. 57.7 sq. metres (621.3 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

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SERVICES

MAINS ELECTRICITY CONNECTED AND AVAILABLE.

COUNCIL

Charnwood Borough Council. Council tax band A.

EPC—TO FOLLOW

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DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

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PRIVATE PARKING 17·21·23·25 ONLY

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