Holders

A Modern Estate Agent









71 Barnsdale Close, Loughborough, LE11 5AN

£115,000

This one-bedroom apartment is conveniently located within walking distance of the town centre and just a short distance from local amenities. The apartment features an allocated parking and spacious living areas with modern interiors, designed for an open-plan lifestyle. NO UPWARD CHAIN.

Summary
Upon entering the property through the entrance hallway, you'll find access to all accommodations, along with a convenient airing cupboard.

The impressive lounge is a light and airy space that boasts a Juliet balcony that fills the room with natural light. The kitchen is equipped with a variety of cabinets, including an integrated electric oven and hob. It also offers space and plumbing for a washing machine and features complementary tiling on the work surfaces. Additionally, there is ample room for a dining set and living furnishing to the living area.

The bedroom is generously sized, and the bathroom is fitted with a bath equipped with a shower overhead, a pedestal wash hand basin, and a WC. This space has been thoughtfully modernized and is adorned with complementary wall tiling.

Externally, the property is ideally situated in a desirable town center location, just a short distance from an array of bars, restaurants, leisure facilities, and Loughborough University. It also includes a private designated parking space.

Agent Note:

Please note we have been informed via Riverside Housing that the property has a 125 year lease that commenced in 2003. The monthly service charge equates to £137.56 pcm.

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.

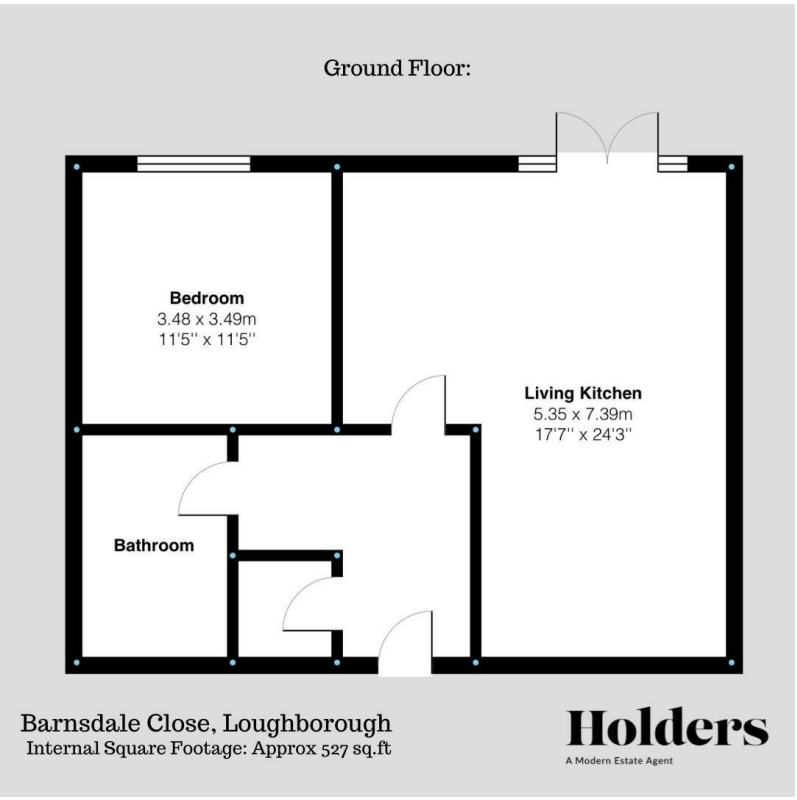
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

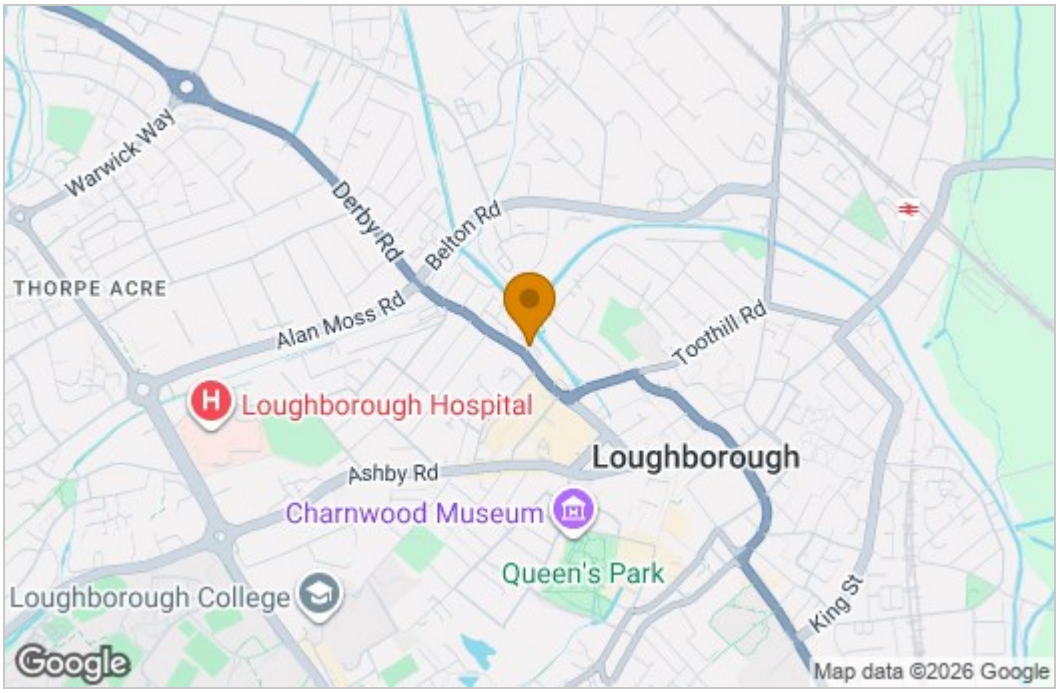
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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

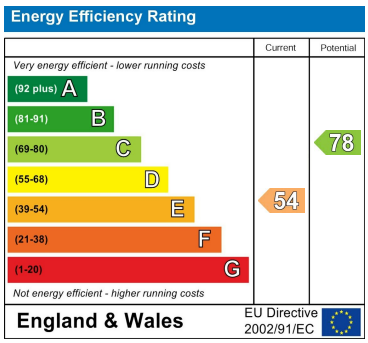
Floor Plan



Area Map



Energy Efficiency Graph



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