



Brush Court Sidings Walk Loughborough LE11 1LB

for sale shared ownership
£55,000



Property Description

Brush Court is a well-proportioned first floor, two-bedroom apartment offering light, contemporary living with an excellent open-plan layout and an allocated parking space. Accessed via a communal entrance with intercom system and stairs to the upper floors, the apartment opens into a welcoming hallway with doors leading to all rooms.

The standout feature is the impressive open-plan kitchen/living/dining room, providing a fantastic social space with ample room for relaxing, dining and entertaining. The kitchen is fitted with a range of modern units and worktops, with integrated-style cooking area (hob/oven space) and room for freestanding appliances, complemented by a breakfast bar/peninsula that subtly zones the space. Large windows draw in plenty of natural light and offer elevated views across the surrounding area.

There are two bedrooms, including a generous main bedroom and a well-sized second bedroom—ideal for guests, a home office or sharers. Completing the accommodation is a contemporary bathroom fitted with a bath and shower over, wash basin and WC.

Externally, the development provides resident parking, including an allocated space, making this an excellent choice for first-time buyers, investors, or anyone seeking low-

maintenance living close to local amenities.

Entrance Hallway

A welcoming entrance hallway providing access to all principal rooms, offering a practical layout with storage cupboard for coats and shoes. Cleanly presented and setting the tone for the rest of the apartment.

Kitchen/Living/Dining Room

A bright and impressive open-plan living space, thoughtfully designed to combine cooking, dining and relaxation in one sociable environment. The kitchen area is fitted with a range of modern wall and base units with work surfaces over, incorporating space for appliances and a defined cooking area. The room comfortably accommodates both seating and dining furniture, with large windows allowing for an abundance of natural light and an airy feel throughout.

Bedroom One

A well-proportioned principal bedroom offering ample space for a double bed and additional furniture. The room benefits from a pleasant outlook and provides a calm and comfortable setting.

Bedroom Two

A versatile second bedroom, ideal for use as a guest room, home office or dressing room. Well-sized and naturally bright, providing

flexibility to suit a range of needs.

Bathroom

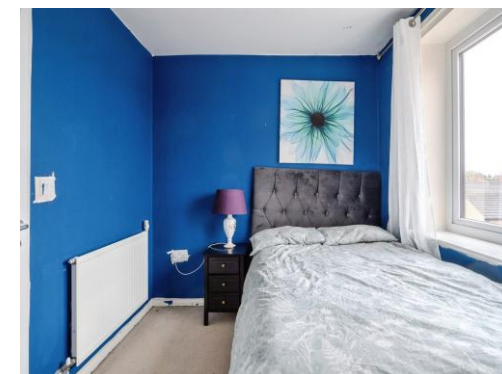
A contemporary fitted bathroom comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with neutral tiling, creating a clean and modern space.

Outside

The property benefits from an allocated parking space within the development, along with access to well-maintained communal areas.

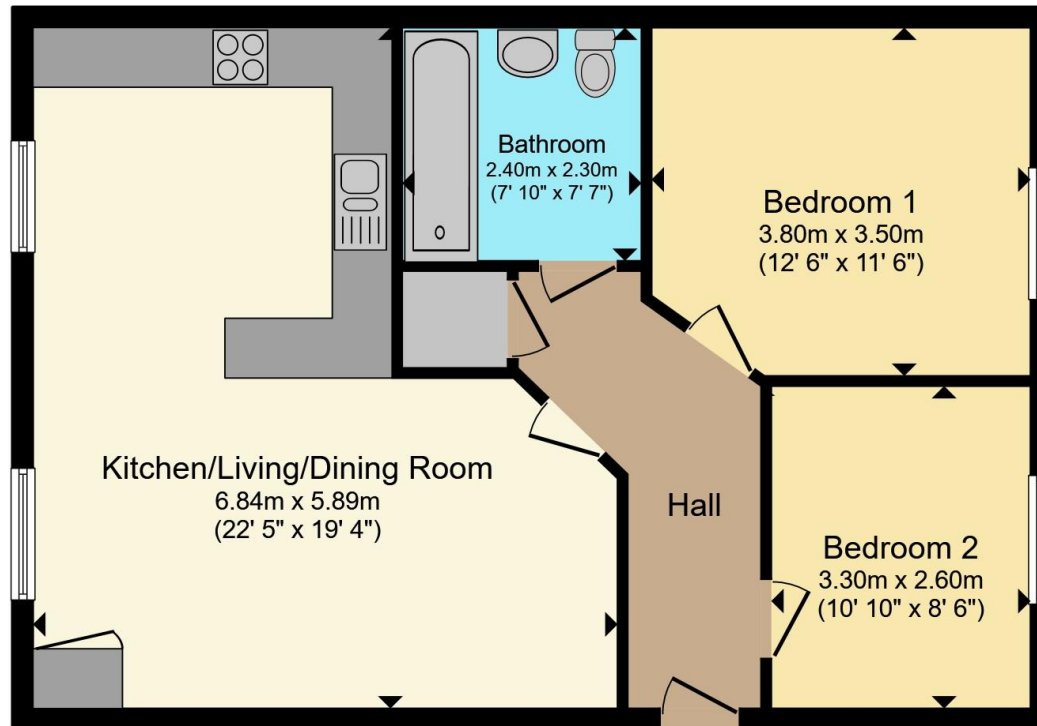
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









Total floor area 68.4 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
Band: B

Service Charge: 155.56 Ground Rent:
274.15

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW307976

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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