



**Manor Gardens Close, Loughborough**

**welcome to**

## **Manor Gardens Close, Loughborough**

A well-presented two-bedroom, two-bathroom first floor apartment offering flexible living throughout, featuring a generous living room with Juliet balcony, contemporary kitchen, allocated parking and a master bedroom with en-suite.

### **Entrance**

The entrance hallway has doors to all rooms and has laminate flooring.

### **Lounge**

14' 10" x 12' 1" ( 4.52m x 3.68m )

The living area with wooden effect laminate flooring, neutral décor and French doors opening onto both Juliet balconies. Plenty of room for both lounge furniture and a dining table.

### **Kitchen**

9' 6" x 6' 10" ( 2.90m x 2.08m )

Well equipped kitchen featuring light wood units, dark worktops, integrated electric oven, stainless steel extractor and ample storage.

### **Bedroom One**

11' 10" x 9' 4" ( 3.61m x 2.84m )

A generous double bedroom with fitted wardrobes offering excellent storage. Access to the en-suite shower room. Neutral walls and carpet.

### **Ensuite**

Stylish shower room with walk-in shower, pedestal sink, WC and tiled flooring.

### **Bedroom Two**

13' 2" x 8' 8" ( 4.01m x 2.64m )

A good-sized second bedroom with neutral décor and a window overlooking the street.

### **Bathroom**

Contemporary family bathroom with white suite, shower-over-bath, pedestal basin and WC. Contrasting tiled walls and flooring create a clean, modern finish.

### **Outside**

Externally, the development benefits from allocated parking and visitor space.





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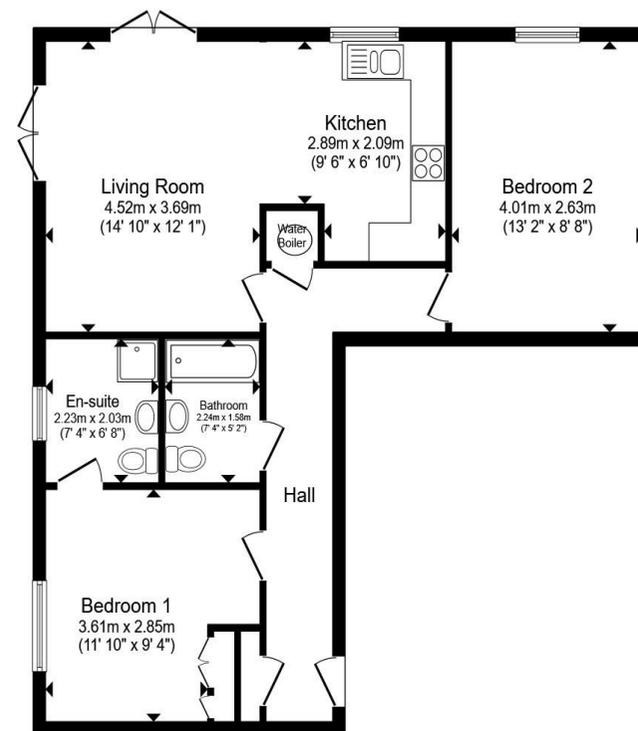
- Two-bedroom First Floor Apartment
- Master bedroom with fitted wardrobes and en-suite
- Living/dining room with two Juliet balconies
- Modern fitted kitchen with integrated oven and ample worktop space
- Contemporary family bathroom plus additional en-suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2400.00

Ground Rent: 220.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Floor Plan

Total floor area 76.4 m<sup>2</sup> (822 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](http://www.propertybox.io)



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Property Ref:  
LBH115611 - 0005

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