





Villency Court Nottingham Road,Loughborough

welcome to

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NO CHAIN William H Brown welcome to the market this studio flat situated on the first floor, a perfect opportunity for a first time buyer or an investor! Comprising an entrance hallway, open plan living/kitchen/bedroom area, a separate bathroom and communal parking. CALL NOW!

Entrance Hallway

A welcoming entrance hall providing access to the main living accommodation and bathroom



Open Plan Living/Kitchen

22' x 14' 5" (6.71m x 4.39m)
A bright and versatile open-plan living space benefiting from ample natural light through a double glazed window. The room offers clearly defined areas for living, dining and sleeping.
The modern fitted kitchen features a range of wall and base units with complementary work surfaces, inset sink and drainer, electric hob with extractor hood over, integrated oven, appliance space and a breakfast bar.

Bathroom

7' 10" x 7' 7" (2.39m x 2.31m)
Fitted with a contemporary three-piece suite comprising paneled bath with shower over, low-level WC and wash hand basin. Complemented by tiled splashbacks and finished in a neutral style.



Outside

The property is situated within a secure gated development and benefits from an allocated parking space together with access to well-maintained communal areas. Conveniently positioned within walking distance of Loughborough town centre and railway station.





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Villency Court Nottingham Road, Loughborough

- Modern studio apartment
- NO CHAIN!
- Open-plan living/bedroom
- Contemporary fitted kitchen with breakfast bar
- Bathroom

Tenure: Leasehold EPC Rating: D

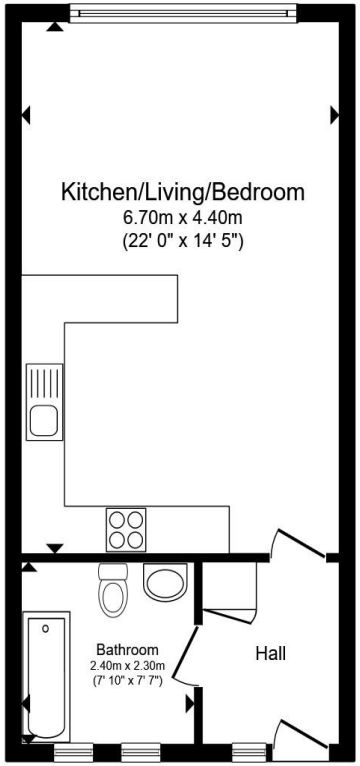
Council Tax Band: A Service Charge: 1140.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 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.

offers over

£80,000



Total floor area 40.0 m² (431 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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The Property Ombudsman

Property Ref:
LBH116163 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.