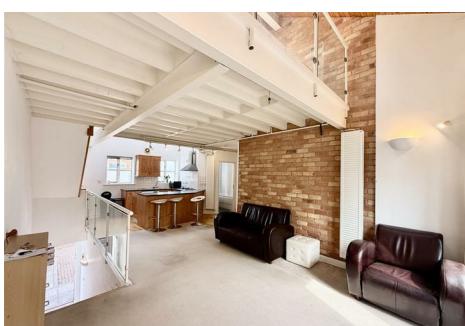


Holders

A Modern Estate Agent



6 Adcocks Close, Loughborough, LE11 1HZ

£165,000

Holders are delighted to bring to the market this two bedroom duplex apartment offering modern living with a stylish Manhattan flair, conveniently located within walking distance of the town centre and Loughborough railway station. **NO UPWARD CHAIN.**

Summary

Upon entering the property, a staircase leads to the first floor, where the unique character of the space is immediately evident, featuring exposed brickwork and steel elements.

The open-plan living area boasts wood laminate flooring that extends throughout the property, complemented by French doors that open to a Juliette balcony, seamlessly connecting to the fitted kitchen equipped with integrated appliances.

This floor also includes a second double bedroom that shares access to the family bathroom, which is fitted with a three-piece suite and a shower over the bath.

A secondary glass-fronted staircase ascends to the mezzanine level, a standout feature of this distinctive home, where an open seating area flows into the master suite. This suite includes a walk in dressing area with double built in wardrobes, a spacious shower room with additional storage in the eaves, and a master bedroom enhanced by feature skylights.

Externally, the property offers allocated parking for one vehicle and is securely gated from the road.

The property is offered to the market with a 125 year lease which commenced in 2005 so there are 100 years remaining. There are service charges attached to the property which are £1,200 per year paid half annually.

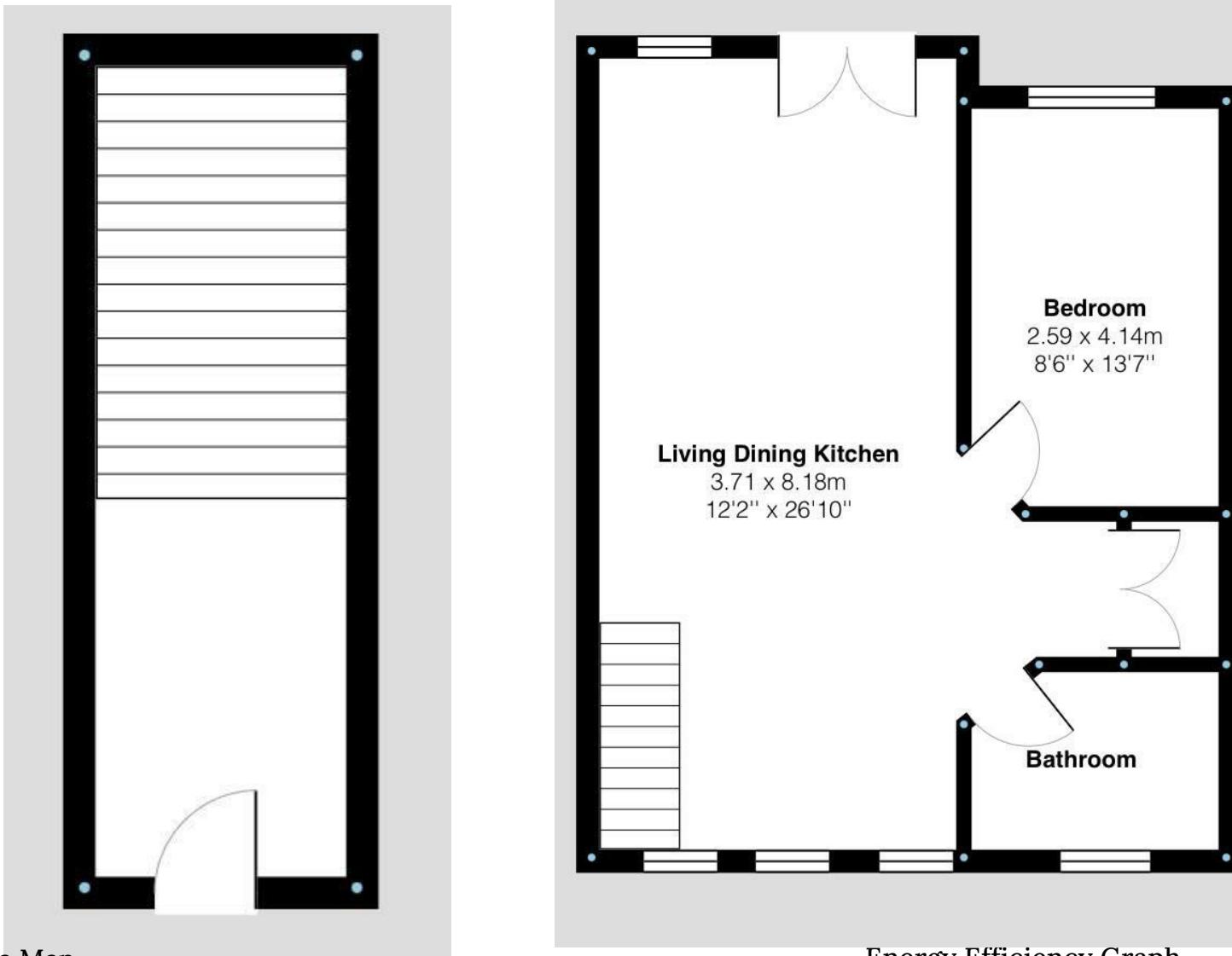
Disclaimer

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.

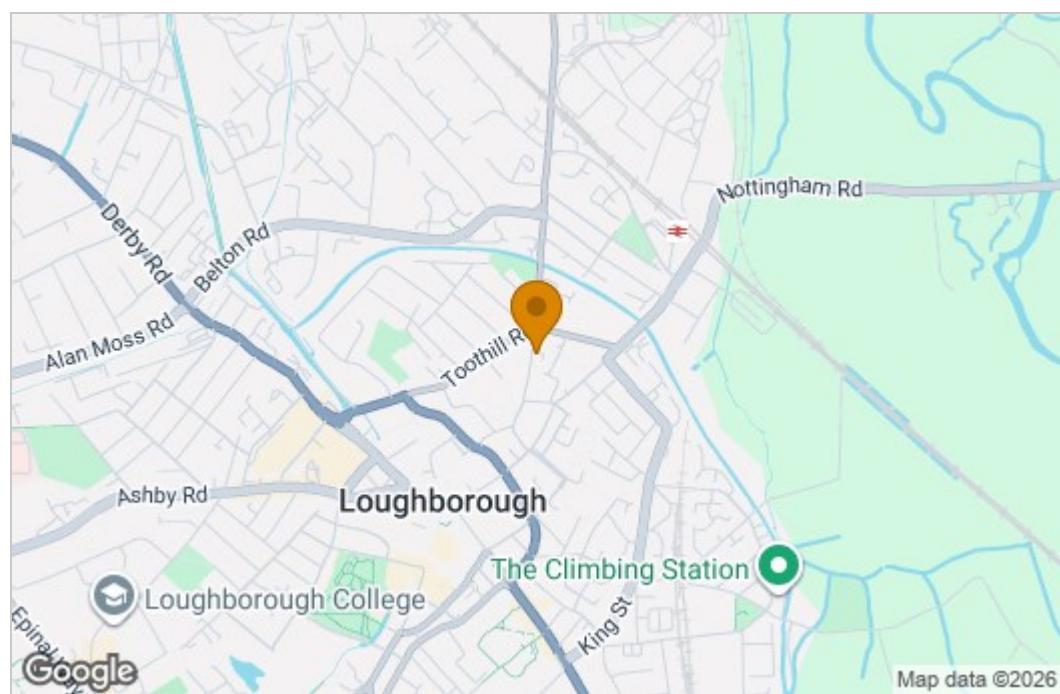
Extra Information

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

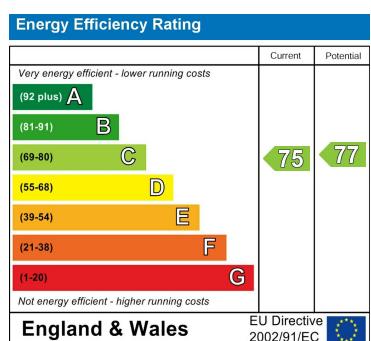
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.