



Villency Court Nottingham Road, Loughborough

welcome to

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William H Brown are delighted to bring to the market this two-bedroom First floor apartment within an exclusive gated development in the centre of Loughborough, close to local amenities and Loughborough train station.

Entrance Hallway

With wooden flooring, doors to lounge and bathroom

Open Plan Kitchen Living Area

22' 10" x 19' (6.96m x 5.79m)

Fantastic open plan living accommodation with wood flooring throughout, double window to the front. There is an open plan lounge with space for a dining area and separate living space. The kitchen has white front units with integral appliances and spotlights to ceiling.

Bedroom One

14' 1" MAX x 13' 10" MAX (4.29m MAX x 4.22m MAX)

Main bedroom, with the unique feature curved facade window, wooden flooring and electric heater.

Bedroom Two

8' 5" x 14' 2" (2.57m x 4.32m)

Second double bedroom with double glazed window and electric heater.

Bathroom

Bath with shower over, low level wc and wash hand basin.

Outside

Outside within the secure gated area is an allocated parking space.





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- Two-bedroom apartment
- Modern gated development
- Private parking
- Open plan kitchen and living area
- Close to Town centre and train station

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 80.00

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.

£149,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH113575 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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