



**Barnsdale Close,  
Loughborough**



**£155,000**

- TWO BEDROOM APARTMENT
- TOP FLOOR
- TWO DOUBLE BEDROOMS
- FEATURE LIVING KITCHEN
- REPLACEMENT BATHROOM
- PROXIMITY TO CENTRE
- LEASEHOLD
- EPC rating D



At over 600 square feet, this spacious second floor (top) two double bedroom apartment has views over the canal having a full width living kitchen within a complex that is close to the town centre approximately a five minute walk away.

The apartment has allocated parking which is beneath the building, officially counted as one space but could easily accommodate two depending on size of vehicle.

Initially on entry, the hall has a replacement digitally operated electric heater, roof space access hatch and two separate cupboards for storage, one of which discreetly houses the hot water cylinder.

The living kitchen is a particular feature of the property having a dual aspect and is light, bright and airy having three windows and a Juliet balcony. To the living section a modern electric heater and the room narrows slightly to the kitchen area where there is a breakfast bar, space for a fridge freezer, plumbing for a washing machine, integrated four ring electric hob with oven beneath with stainless steel extractor hood above. The kitchen units are in a cream gloss finish with contrasting brushed metal handles, timber patterned work surface and attractive tiled splashbacks. Halogen and LED lighting.



The main bedroom is very impressive in its size with a wardrobe with sliding mirrored doors and a side elevation window. The second double bedroom has views over the communal garden area and canal.

The refitted bathroom now has a 'P' shaped bath with side mounted mixer tap with Mira electric Sprint shower, winged wash hand basin with cupboard beneath, low level WC and a dual voltage electric shaver point.

The location, design and presentation would make this property ideal for professionals, first time buyers or investors. The complex is proved to be a popular one, particularly those that are waterside and away from the road. Special reference should be made to the floorplans to appreciate the size of accommodation on offer.

To find the property, head north from the town centre along Swan Street which becomes The Rushes and then Derby Road where you will find Barnsdale Close on the right where number 36 is on the left hand side facing the waterway.

**HALL** 5.35m x 0.94m (17'7" x 3'1")

**LIVING KITCHEN** 6.78m x 3.47m (22'2" x 11'5")

**BEDROOM ONE** 4.07m x 2.76m (13'5" x 9'1")

**BEDROOM TWO** 3.27m x 2.65m (10'8" x 8'8")

**BATHROOM** 2.62m x 1.83m (8'7" x 6'0")

## SERVICES & TENURE

All mains services are available and connected to the property with the exception of gas. The property is leasehold with vacant possession upon completion. The lease started on 26/06/2003 and ending 01/01/2128, 125 year lease with 102 years remaining. Charnwood Borough Council - Tax Band B. Service charges to follow.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

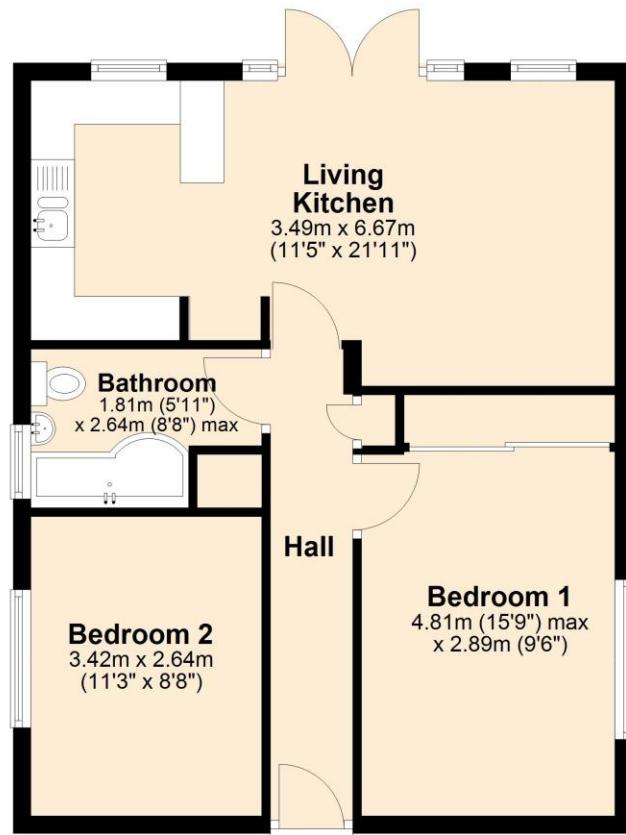
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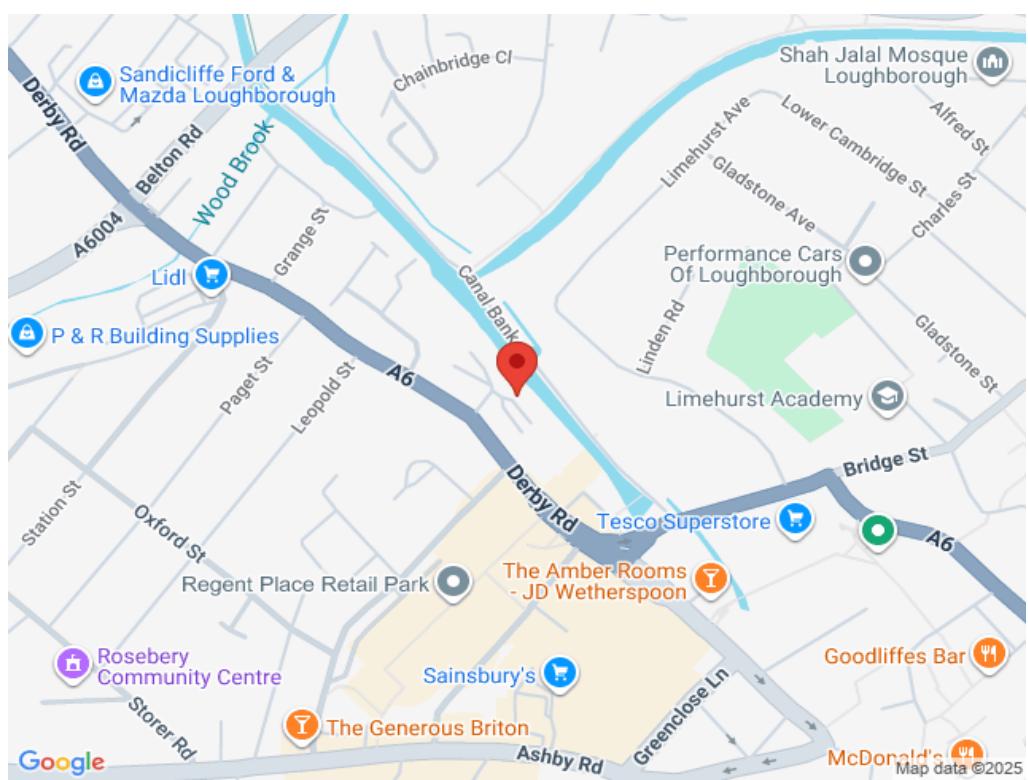


## Second Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



Total area: approx. 56.0 sq. metres (602.7 sq. feet)



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