



City Heights Nottingham Road, LOUGHBOROUGH

welcome to

City Heights Nottingham Road, LOUGHBOROUGH

****FOR SALE**** This immaculately presented two-bedroom apartment is located within 5 mins walk to Loughborough City Centre. The apartment benefits from upvc double glazing and gas fired central heating and has an open plan layout. Internal viewing recommended.

Entrance

Entrance to the property is via video intercom into the main building and secured key fob entry to the communal lobby area, with stairway or lift access to all floors. The property is situated on the second floor.

Lounge

Open plan to the Kitchen diner, keeping the area feeling modern and social.

Kitchen

Good quality modern kitchen with granite worktop. Includes washing machine, fridge freezer, oven, gas hob with space for a dishwasher. Open plan to the dining and lounge area.

Bedroom One

A double bedroom will comfortably fit a double size bed with room to spare for drawers or wardrobe.

Bedroom Two

A double bedroom will comfortably fit a double size bed with room to spare for drawers or wardrobe.

Bathroom

Modern three-piece bathroom suite complete with shower over the bath. A full width fitted mirror and heated towel rail completes the look.

Outside

Secure gated parking for one car is included.





view this property online williamhbrown.co.uk/Property/LBH115027



welcome to

City Heights Nottingham Road, LOUGHBOROUGH

- Second Floor Apartment
- Two Well-Proportioned Bedrooms
- Lounge
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: B

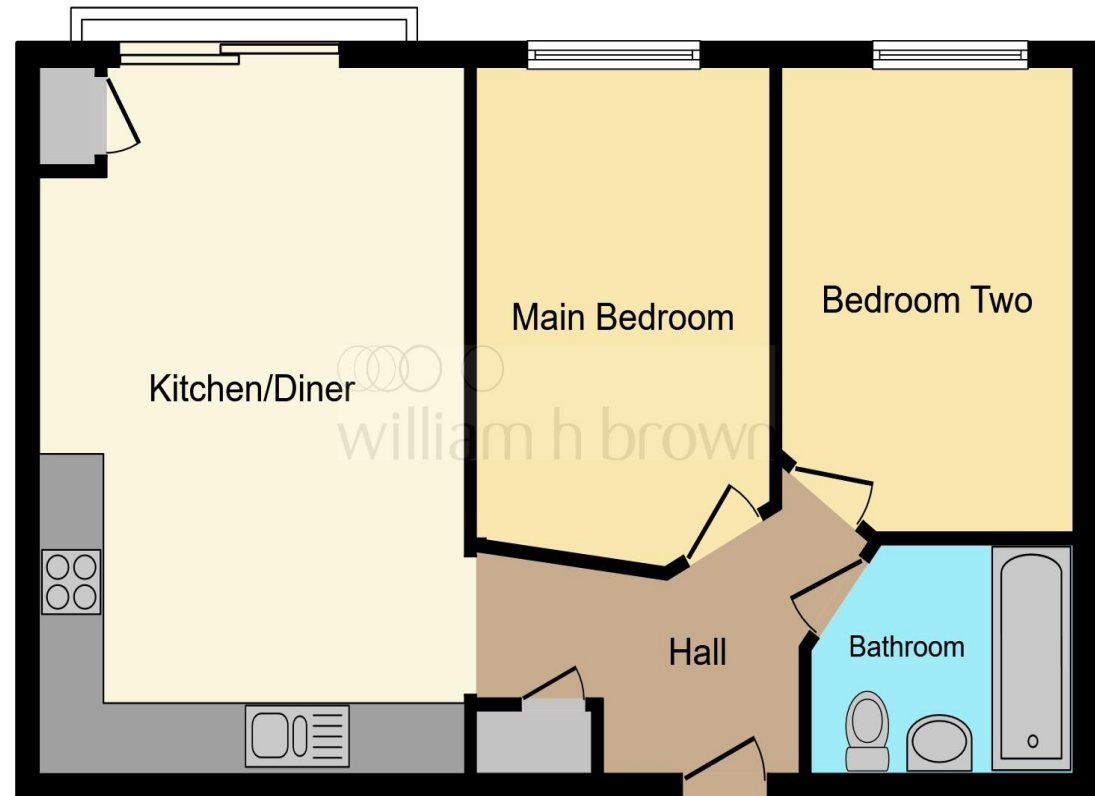
Council Tax Band: B Service Charge: 157.85

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115027



Property Ref:
LBH115027 - 0006

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.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk

