



Smiths  
your property experts

# City Heights

## Loughborough

- No upward chain
- Lovely first-floor apartment
- Secure telecon entry system
- Spacious open-plan 'living' kitchen
- Two good-sized bedrooms and a bathroom
- Juliet balcony with views over the church
- Located behind secure gates with allocated parking
- Within walking distance of the town centre

### General Description

Smiths Property Experts are delighted to offer for sale, with no upward chain, this lovely first-floor apartment, situated within walking distance of Loughborough town centre and the train station.

The property is laid out with a modern feel, with an open-plan 'living' kitchen with a Juliet balcony, two good-sized bedrooms, a bathroom and a parking space behind secure gates.





## The Property

The property benefits from gas central heating and uPVC double glazing throughout. There is a communal entrance hallway with a secure telecon entry system, and the apartment itself is conveniently situated on the first floor. The hallway has laminate flooring and has doors to all rooms, with a useful built-in store cupboard. The open-plan 'living' kitchen has a range of base and wall-mounted units with plumbing for a washing machine, space for a fridge freezer, a Juliet balcony to the front with views over All Saints Church with Holy Trinity Church, and an airing cupboard housing the boiler.

There are two good-sized double bedrooms, and the bathroom is fitted with a three-piece suite including a shower over the bath.

## The Outside

The property is located behind secure gates, which are operated by a fob. There is a bin store, an allocated parking space, and the gas meter.





## The Location

The property is situated within the popular City Heights development in Loughborough town centre. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities and a convenient train station with direct links to London St Pancras, as well as easy access to the M1 and A46 road networks.

## Property Information

EPC Rating: B.

Tenure: Leasehold. Council Tax Band: B.

Length of Lease: 999 Years. Years Left: 977 Years.

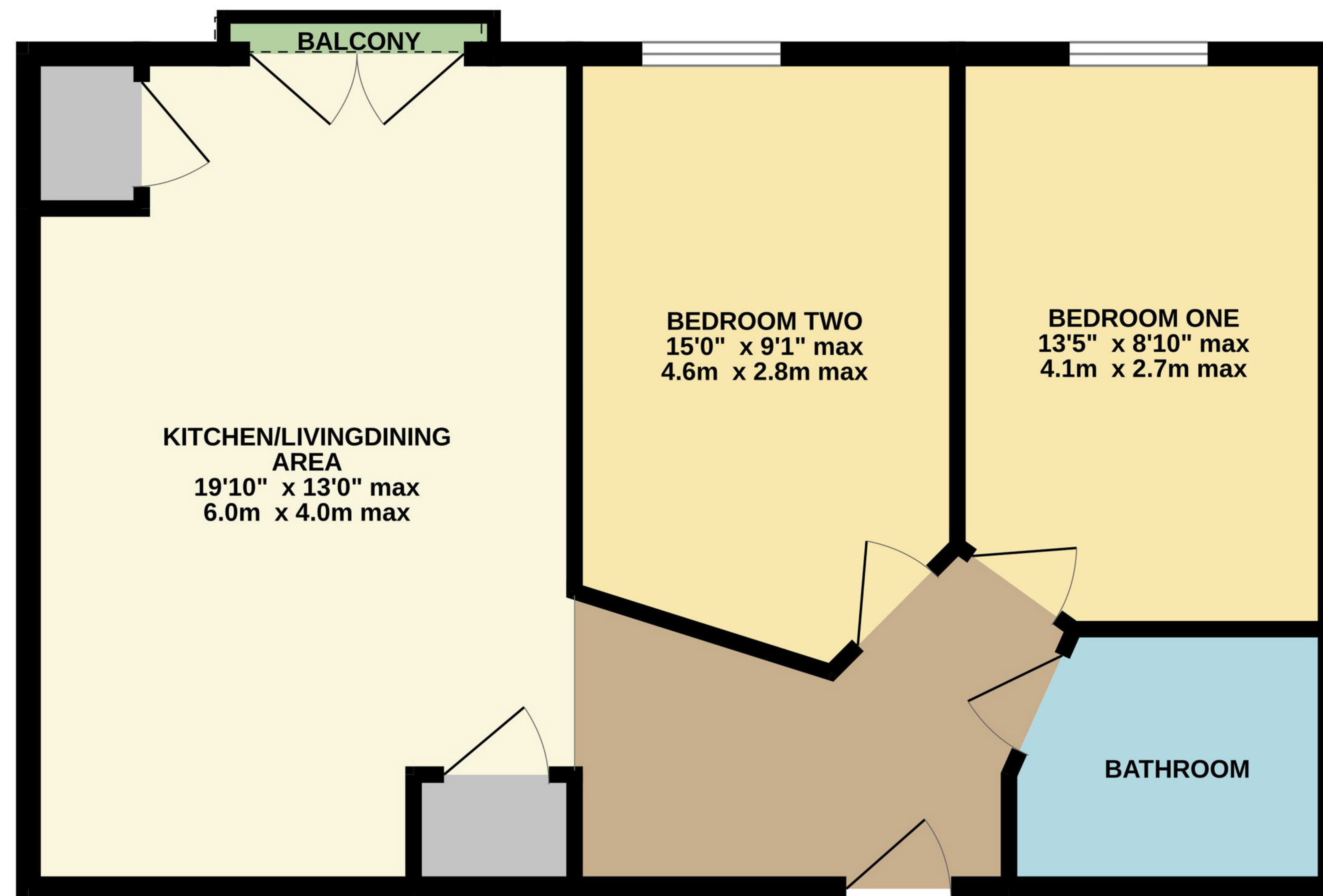
Maintenance charge approx: £2,769.24 per annum.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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