Holders

A Modern Estate Agent

Knightthorpe Court Burns Road, Loughborough, LE11 4NP

£115,000

Holders Estate Agents are delighted to bring to market this well presented first floor flat located in a popular residential area in Loughborough, In brief the property offers off road parking, private entrance to the property, lounge/diner opening to a balcony, double bedroom, fully fitted modern kitchen, bathroom and useful storage room.

Summary
A covered canopy with a private entrance door leads to the hallway on the ground floor, which features stairs ascending to the first-floor landing, complete with a built-in storage cupboard and an additional room that can serve as a study or extra storage.

The main living areas are adorned with an appealing light laminate flooring. The lounge is a spacious and inviting area, boasting patio doors that open onto a sunny balcony. From the lounge, one can access the kitchen, which is fitted with a contemporary array of base and wall units topped with work surfaces and a breakfast bar. The kitchen includes an induction hob with a stainless steel splashback and extractor hood, a ceramic white 1.5 bowl sink with a mixer tap, a built-in electric fan oven, and designated spaces for appliances, including plumbing for a washing machine.

Off the landing, there is a double bedroom and a bathroom equipped with a tiled bath, shower overhead, pedestal wash basin, WC, and a heated towel rail.

Outside, the property is set within well-maintained communal grounds that offer private parking for residents as well as visitor spaces between two car parks on offer. There are also single garages subject to a first come first served basis for around £30 per month.

Agents Note: This property is leasehold and there are 86 years remaining on the lease, there is an annual service charge of £1241 this charge also includes the building insurance.

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.

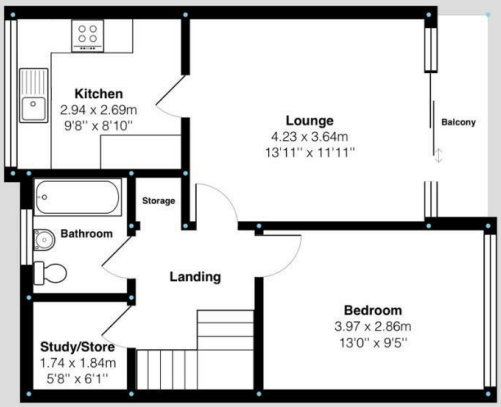
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

First Floor:



Knightthorpe Court, Loughborough
Internal Square Footage: Approx 476 sq.ft

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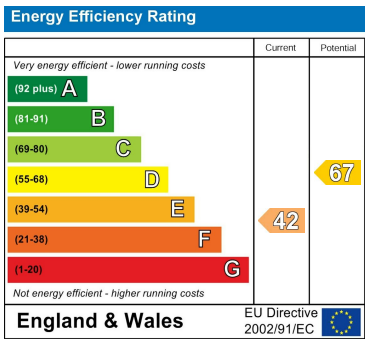
Area Map

Energy Efficiency Graph



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