



Cliff Avenue, Loughborough

welcome to

Cliff Avenue, Loughborough

A great opportunity to purchase this two-bedroom ground floor apartment in the heart of Loughborough. An ideal first time buy or investment opportunity!

Entrance

Entrance to the property is via a upvc double glazed door into the entrance hallway. The entrance hallway has carpeted flooring and doors to all rooms.

Open Plan Kitchen/Lounge

19' 6" x 11' 5" (5.94m x 3.48m)

The kitchen is open plan and is fitted with a range of base and wall mounted units, gas hob and oven, tiled walls, space and plumbing for a washing machine, fridge freezer and upvc double glazed back door. The lounge has half carpeted flooring, a upvc double glazed window to the rear and a radiator.

Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed bay window to the front.

Bedroom Two

12' 9" x 6' 9" (3.89m x 2.06m)

Bedroom two has carpeted flooring, upvc double glazed window to the front and a radiator.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and hand wash basin, vinyl flooring and tiled walls.

Outside

To the front of the property there are two allocated parking spaces. To the rear of the property there is access to the communal gardens.





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Cliff Avenue, Loughborough

- Ground Floor Apartment
- Town Centre Location
- Open Plan Lounge/Kitchen
- Two Well-Proportioned Bedrooms
- Allocated Parking

Tenure: Leasehold EPC Rating: C

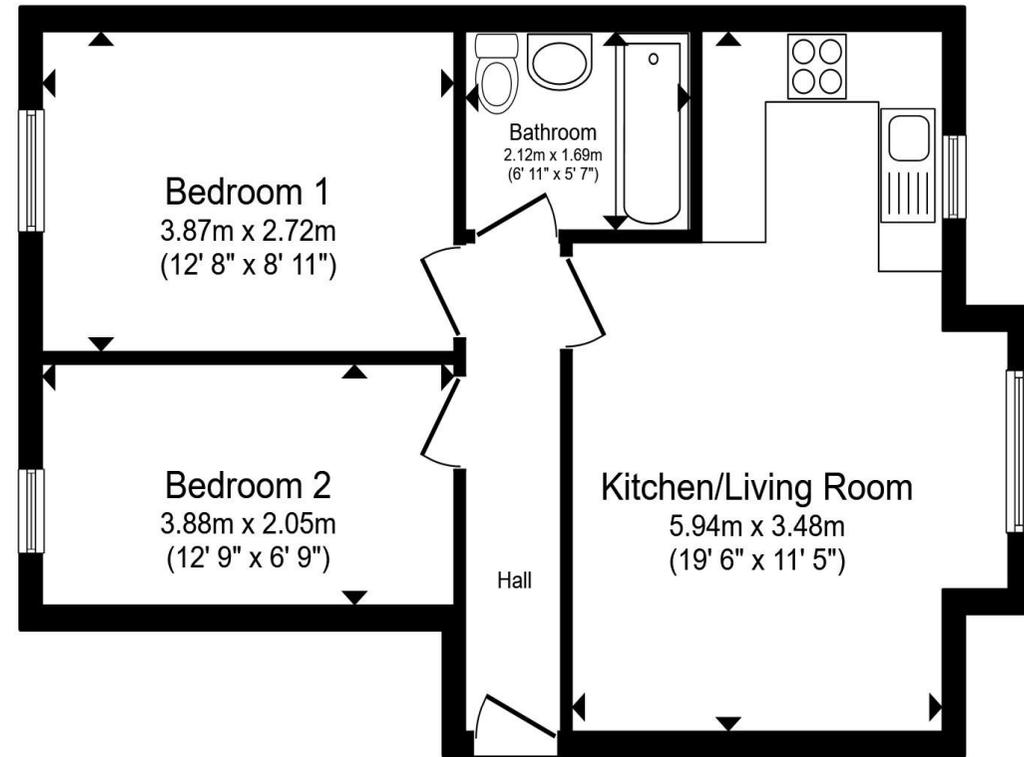
Council Tax Band: A Service Charge: 760.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£149,950



Total floor area 47.3 m² (509 sq.ft.) approx

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.propertybox.io



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Property Ref:
LBH115568 - 0004

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