# Holders

A Modern Estate Agent









## Knightthorpe Court Burns Road, Loughborough, LE11 4NP

## £115,000

Beautifully refurbished throughout, this stylish first-floor apartment features a brand new navy shaker-style kitchen, contemporary bathroom, and a bright lounge with access to a private balcony. Ideally situated within Knightthorpe Court, the property offers move-in-ready accommodation close to Loughborough town centre, the university and excellent transport links.

## Summary

Offered to the market in superbly refurbished condition, this stylish first-floor apartment presents an excellent opportunity for first-time buyers, professionals and investors alike. Situated within the well-established Knightthorpe Court development, the property enjoys a convenient position close to Loughborough town centre, the university, local amenities and excellent transport links.

Having undergone a comprehensive programme of improvement, the apartment is ready to move straight into. Recent upgrades include a beautifully appointed contemporary kitchen, a brand new bathroom and the installation of a new unvented hot water cylinder, providing efficient and reliable hot water throughout the property.

The accommodation is accessed via a private front entrance door with stairs rising immediately to the first-floor apartment. The newly fitted navy shaker-style kitchen creates an impressive first impression, complemented by crisp white tiled splashbacks and a stylish finish that blends timeless design with modern practicality. From here, the accommodation flows into a bright and comfortable lounge, offering an inviting living space with direct access to a private balcony, ideal for enjoying a morning coffee or relaxing outdoors.

The remaining accommodation is well proportioned and thoughtfully arranged, with the refurbished bathroom finished to a high standard, creating a contemporary and low-maintenance home that will appeal to a wide range of purchasers.

Knightthorpe Court is ideally positioned on the south side of Loughborough, providing easy access to a wide range of local shops, supermarkets, cafés and leisure facilities, whilst Loughborough University, the town centre and railway station are all within easy reach. Excellent road links to the A6, A46 and M1 also make this an ideal location for commuters.

Combining tasteful refurbishment with a highly convenient location, this attractive apartment offers a superb turnkey opportunity for buyers seeking a home that is ready to enjoy from day one.

Leasehold
Service Charge £1255.80 p/a
Ground Rent £10 p/a
Years Remaining on Lease: approx 194 Years

## 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.

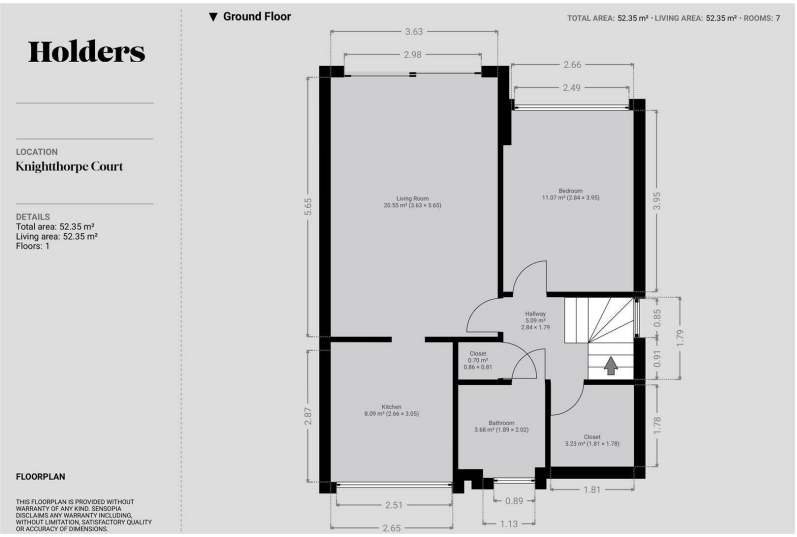
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

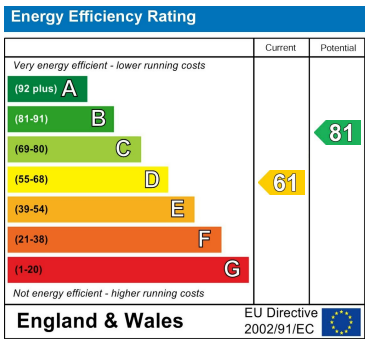
# Floor Plan




# Area Map




# Energy Efficiency Graph




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