

Holderr

A Modern Estate Agent



1 Barnsdale Close, Loughborough, LE11 5AN

£149,950

This TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT is set within walking distance to the town centre and is centrally located within a stones throw from amenities. The apartment offers allocated parking and spacious living with modern interiors throughout with aspects of open plan living.

Agent Note - Please note this property is available for investors only, with an AST in place for 6 months commencing 28th September, paying £825 PCM

Upon entering the property via the entrance hallway, this provides access onto all accommodation and a useful airing cupboard.

The stunning open plan living kitchen is complete with a window to front elevation allowing plentiful light into this spacious room. The kitchen area is fitted with a range of units with an integrated electric oven and hob with an extractor hood above along with space and plumbing for a washing machine and complementary tiling to the work surface areas. There is also plentiful space for a dining set / living furniture.

Both of the bedrooms are well-proportioned in size and the bathroom is fitted with a bath with shower over, pedestal wash hand basin and WC. It has complementary tiling to the walls and has been modernised throughout.

To the outside the property occupies a sought after town centre location just a stones throw from a multiplicity of bars, restaurants, leisure facilities and Loughborough University. There is a private designated parking area under a car port.

The property is offered on a lease hold basis, the length of the lease is 99 years, which commenced in 2003. The monthly service charge, ground rent and insurance for the property is £106.25 per calendar month, this includes maintenance of common areas, outside windows, parking and communal gardens.

Disclaimer

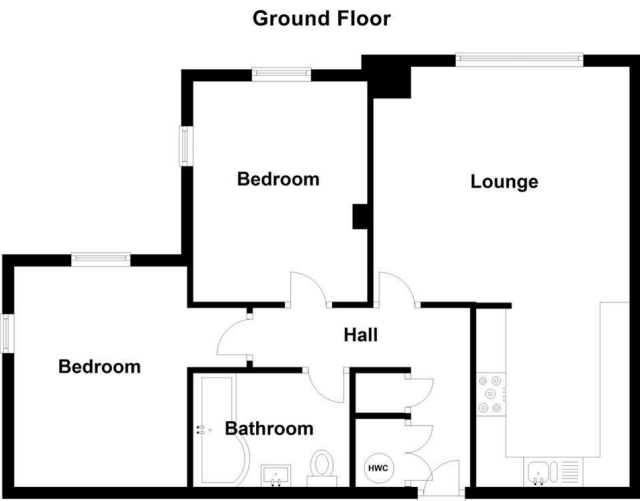
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra Information

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

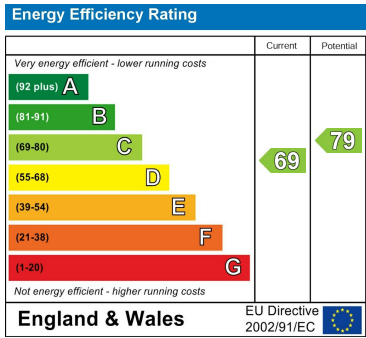
Floor Plan



Area Map



Energy Efficiency Graph



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