

Holders

A Modern Estate Agent



Knighthorpe Court Burns Road, Loughborough, LE11 4NP

£95,000

Holders Estate Agents are delighted to bring to market this well presented studio 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, bedroom, fully fitted modern kitchen, bathroom and useful study/storage room.

Summary

This appealing home offers thoughtfully arranged accommodation, perfectly suited to modern living. Upon entering, the property reveals a bright and welcoming interior, with a comfortable living space that provides both a relaxing environment and versatility for everyday use. The adjoining kitchen is well-equipped, offering a practical layout designed to maximise both space and functionality.

The bedroom accommodation is well-proportioned and enjoys a restful atmosphere, while the bathroom is finished to a clean and functional standard, catering comfortably to daily requirements. There is also a useful study/storage room.

Further benefits include secure entry to the building and well-maintained communal areas, contributing to a sense of privacy and peace of mind. The development is set within established surroundings, offering a pleasant environment while remaining within easy reach of Loughborough town centre, local amenities and transport links.

This is an excellent opportunity to secure a well-located and low-maintenance home, ideally suited to first-time buyers, investors or those seeking convenient living in a desirable location.

Leasehold

Ground Rent £10p/a
Service Charge £1255.80p/a

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.

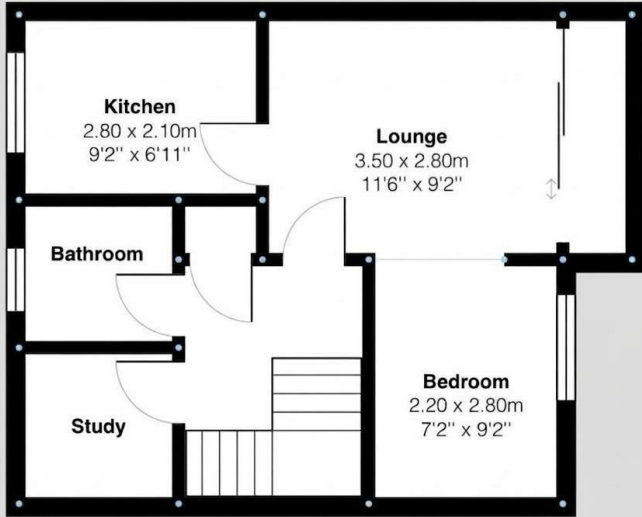
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified

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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



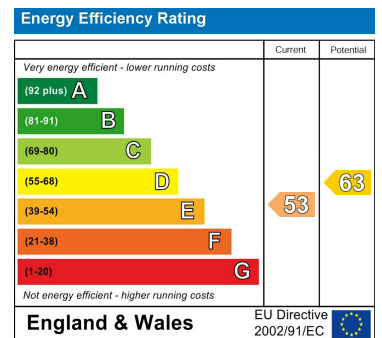
Knightthorpe Court, Loughborough
Internal Square Footage: Approx 409 sq.ft

Holden's
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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