Holders

A Modern Estate Agent

13 Castledine Street, Loughborough, LE12 8DW

£99,950

A well-presented, light-filled studio apartment featuring a spacious open-plan living and bedroom area, separate fitted kitchen, a modern bathroom, allocated parking and access to a west-facing communal front garden. Ideally situated in the heart of the popular village of Quorn, it presents an excellent opportunity for first-time buyers, professionals and investors alike.

Summary
Positioned within the heart of the highly sought-after village of Quorn, this well-presented studio apartment offers an excellent opportunity for first-time buyers, professionals or investors seeking a low-maintenance home in a desirable location.

The accommodation has been thoughtfully designed to maximise the available space, comprising a welcoming entrance hall, a bright and spacious open-plan living area incorporating a designated bedroom space, creating a versatile environment for both relaxing and sleeping. A separate fitted kitchen provides a practical cooking area, while the contemporary bathroom is fitted with a three-piece suite. The property also benefits from useful built-in storage, helping to maintain a clean and uncluttered living environment.

Externally, the apartment is complemented by one allocated parking space and access to a west facing communal garden. Its enviable village setting places an excellent range of independent shops, cafés, restaurants and local amenities within easy reach. With excellent transport links to Loughborough and surrounding centres, this attractive property offers an ideal blend of convenience, comfort and lifestyle. Early viewing is highly recommended.

Leasehold:
115 Years Remaining on a 120 Year Lease
£10 p/a Ground Rent Charge
circa £700 p/a Service Charge

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.

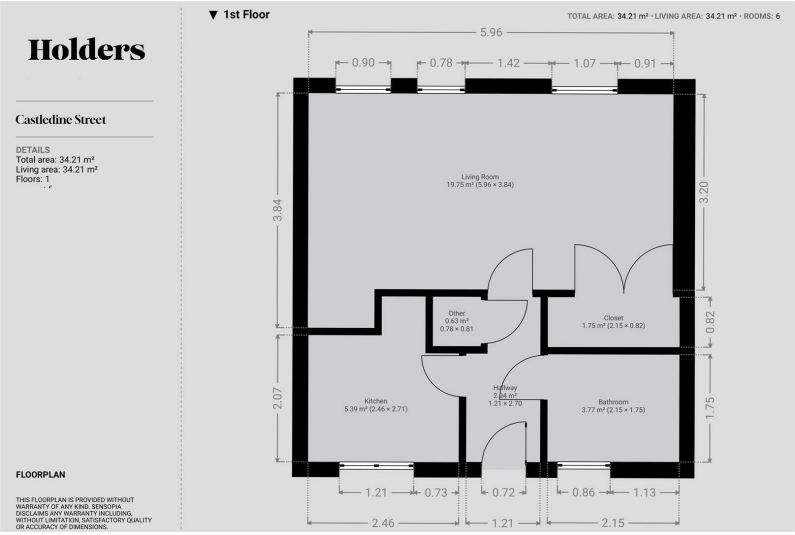
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

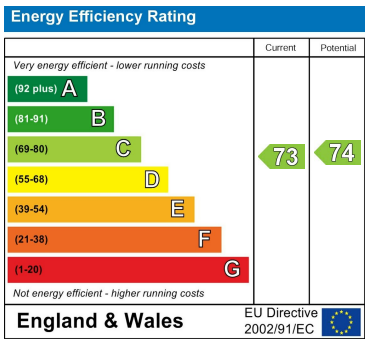
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Area Map

Energy Efficiency Graph



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