# Holders

A Modern Estate Agent









## 11 Holland Close, Loughborough, LE11 1EF

## £120,000

A spacious and well-presented two-bedroom top floor apartment extending to approximately 677 sq ft, ideally located within walking distance of Loughborough town centre and offering allocated parking. With generous living accommodation, a separate fitted kitchen, useful storage and two well-proportioned bedrooms, the property is an excellent choice for first-time buyers or investors.

## Summary

Situated within easy walking distance of Loughborough town centre, this well-presented two-bedroom top floor apartment offers spacious and versatile accommodation extending to approximately 677 sq ft. Ideally suited to first-time buyers, investors or those seeking a convenient town-centre base, the property combines generous living space with allocated parking and excellent access to the area's extensive amenities.

A welcoming entrance hall provides access to the principal rooms and benefits from useful storage, including a dedicated store and airing cupboard. The impressive living room forms the heart of the apartment, offering excellent proportions and enjoying attractive views from the Juliet balcony, creating a bright and inviting space for both relaxing and entertaining.

The separate kitchen is fitted with a range of wall and base units, with space provided for a variety of integrated appliances. There are two well-proportioned bedrooms, including a generous main bedroom, together with a bathroom fitted with a three-piece suite.

Externally, the property benefits from allocated parking, while its central Loughborough position places the town centre within comfortable walking distance, with a wide selection of shops, cafés, bars, restaurants and everyday amenities close at hand. Offering an appealing combination of space, location and convenience, this is an excellent opportunity for both owner-occupiers and investors alike. Viewing is highly recommended.

## 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.

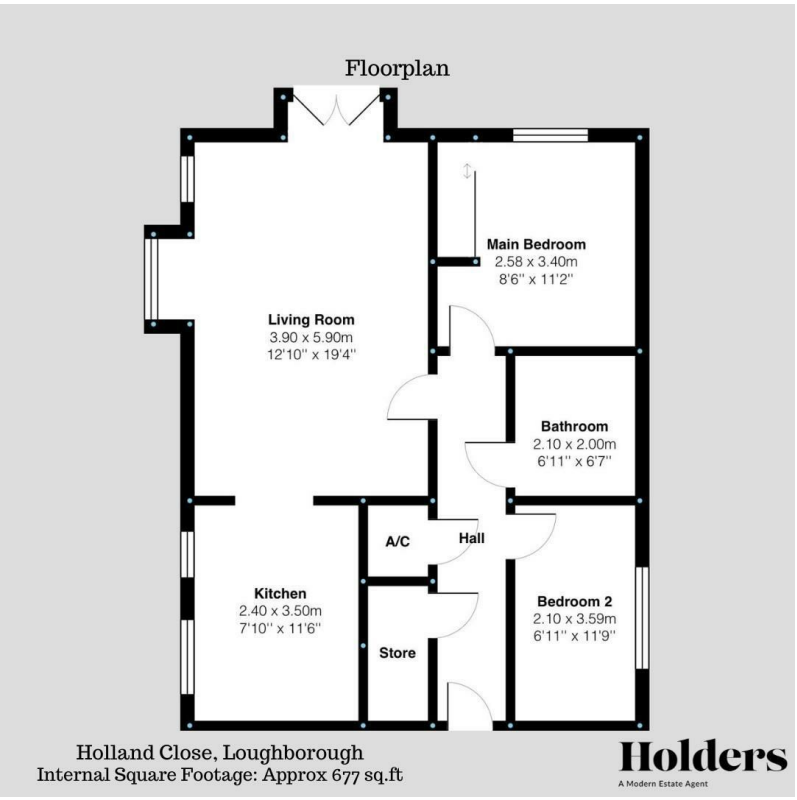
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

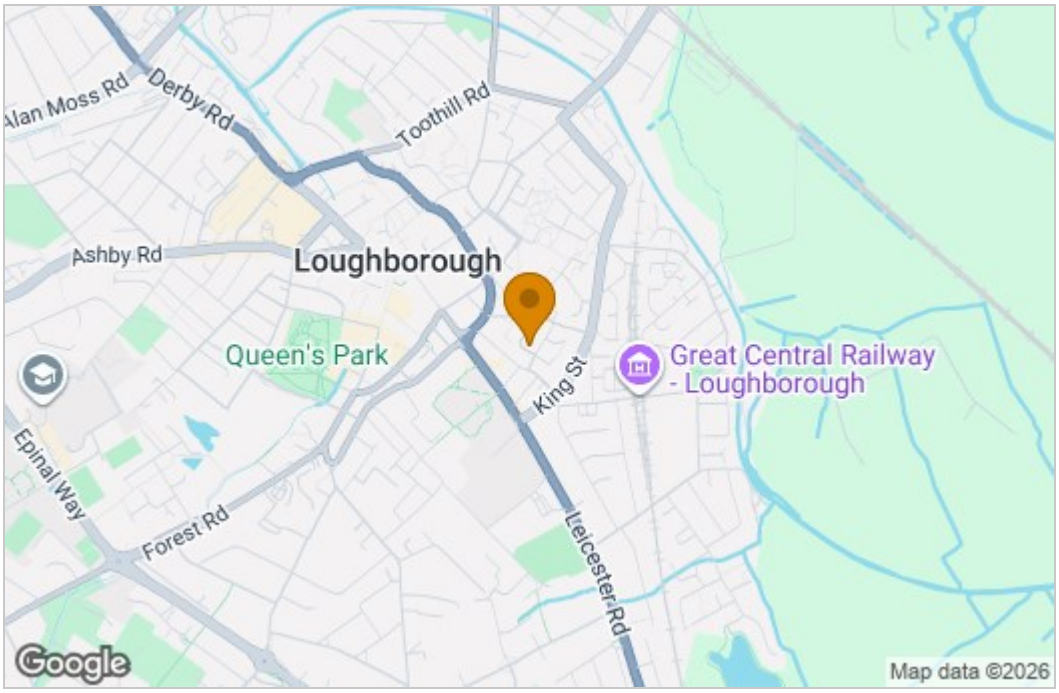
## Extra Information

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

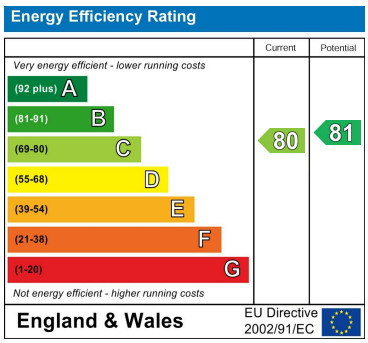
# Floor Plan




# Area Map




# Energy Efficiency Graph




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