

Holdings

A Modern Estate Agent



24 Garendon Road, Loughborough, LE12 9NX

£189,950

This impressive three bedroom split-level apartment on Garendon Road, Shepshed offers stylish contemporary living with vaulted ceilings, spacious open-plan accommodation and a mezzanine-style fitted kitchen filled with natural light. Beautifully presented throughout, the property also benefits from an en-suite to the principal bedroom, parking for two vehicles, secure external storage and a highly convenient location close to the village centre.

Summary

Situated within a popular and contemporary development close to the centre of Shepshed, this impressive three bedroom split-level apartment offers stylish and spacious accommodation with a distinctive modern design throughout.

Beautifully presented and filled with natural light, the apartment boasts an exceptional open-plan living space enhanced by impressive vaulted ceilings and large Velux-style windows, creating a bright and airy atmosphere perfectly suited to modern living. The mezzanine-style kitchen overlooks the main living and dining area and is fitted with a range of contemporary units and integrated appliances, providing a sociable and functional heart to the home.

The property offers three generously proportioned bedrooms, including a superb principal bedroom complete with fitted wardrobes and a sleek en-suite shower room. The remaining bedrooms are equally well-presented and benefit from large industrial-style windows, while the main bathroom is finished to a high standard with quality tiling, underfloor heating and a modern three-piece suite.

Further benefits include parking for two vehicles, secure external storage, double glazing and modern electric heating throughout.

Ideally positioned within easy reach of local amenities, transport links and the village centre, this unique and immaculately maintained apartment presents an excellent opportunity for professionals, downsizers or investors seeking contemporary living in a convenient location.

There are 980 years remaining on the lease, the annual service charge is £1420 and the ground rent is £150.

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



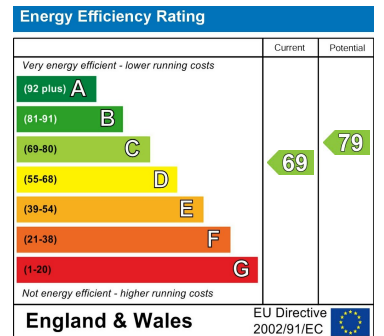
Total floor area: 125.1 sq.m. (1,346 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propermapbox.io

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.

1 Field Street, Shepshed, LE12 9AL
 Tel: 01509n 451100 Email: hello@holdersstateagents.co.uk