Holland Close | | Loughborough | LE11 1EF

Offers over £130,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A well presented and spacious two bedroom ground floor apartment situated in the heart of Loughborough, conveniently positioned near local shops and amenities such as Loughborough University and Queen's Park. This property is ideal for first time buyers, downsizers or those wishing to be within easy access of the town and University. The property has a private allocated parking space, hallway, living room, kitchen, two bedrooms and bathroom. A superb property offering convenience and flexibility.

- SOLD - BY RICHARD HARRISON ESTATE AGENTS
- Town Centre Location
- Spacious Living Room
- Kitchen with Integrated Appliances
- Near To Loughborough Train Station
- Ideal For Downsizers/FTB
- Well Presented Throughout
- Two Bedrooms
- Upvc DG
- Close to Amenities

Entrance Hall
Front door leading to all rooms.

Bedroom 1
A spacious bedroom that has a window toward the rear of the property.

Bedroom 2
A good sized room with window to the front elevation.

Shower Room
A three piece shower room with a shower cubicle, low flush W/c and sink basin.

Living Room
A generous sized room with a window to the side and French doors to Juliet balcony toward the rear of the property. There is ample space for living and dining furniture.

Kitchen
The kitchen has integrated appliances such as dishwasher, fridge, freezer, electric hobs with an extractor fan and space for a washing machine

"An Ideal First Time Buy Or Investment"

Outside

A designated parking space outside and bin storage area around the corner.

The Area

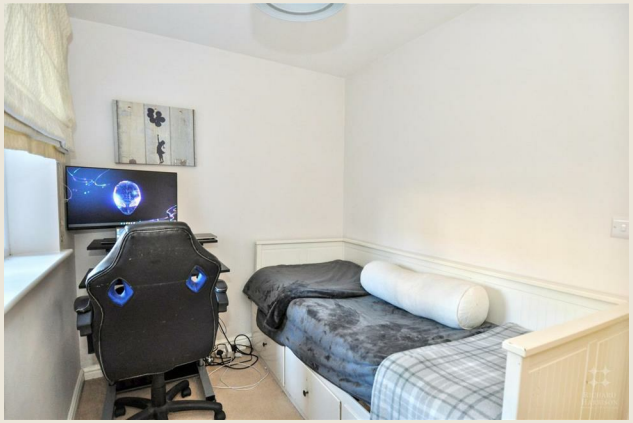
Holland Drive is set in the central Loughborough with easy access to the Town Centre and University, making it a desirable area for students and small families. The Town Centre offers a variety of local independent shops, national chain stores and facilities alongside transport systems such as busses and trains.

Extra Information

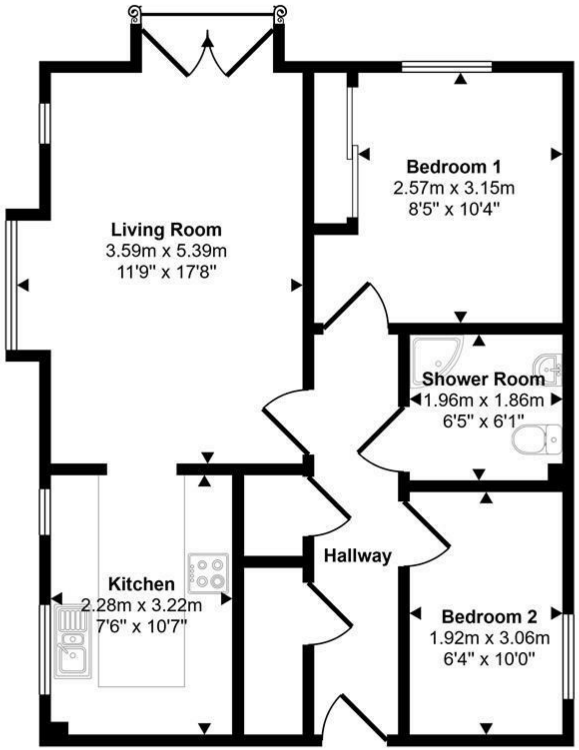
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Lease Details

The Vendor informs us the Property is leasehold with approx 106 years remaining, and that the service/maintenance charge and ground rent totals approx £112.59pcm, with an incremental increase each year in March. All details should be checked and verified by your conveyancing solicitor before agreeing to purchase.

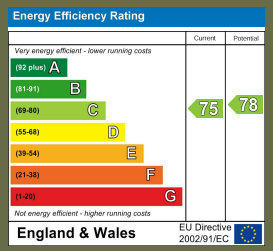


Approx Gross Internal Area
55 sq m / 594 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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