



Holland Close
Loughborough, LE11 1EF

£115,000

Property Features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- MODERN SHOWER ROOM
- VIDEO TOUR AVAILABLE
- 15FT X 13FT LOUNGE DINER
- TOWN CENTRE LOCATION
- MODERN FITTED KITCHEN

Full Description

Looking for your FIRST HOME or a great INVESTMENT OPPORTUNITY in a TOWN CENTRE LOCATION? Then this LOVELY TWO BEDROOM APARTMENT could be RIGHT UP YOUR STREET! With GENEROUS LOUNGE/DINER, FITTED KITCHEN with INTEGRATED APPLIANCES and SPACIOUS SHOWER ROOM this SMASHING, GROUND FLOOR APARTMENT, with ALLOCATED PARKING makes the PERFECT CHOICE in a CONVENIENT and POPULAR LOCATION.

ENTRANCE

Security door into entrance foyer with door leading to property.

ENTRANCE HALL

Door into entrance hall, wall mounted heater, phone entry system, airing cupboard and doors leading to lounge, shower room and bedrooms.

LOUNGE DINER

15' 4" x 13' 0" (4.67m x 3.96m)

PVCu double glazed bay window to side elevation, wall mounted heater and door into kitchen.

KITCHEN

12' 2" x 7' 6" (3.71m x 2.29m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in electric hob, extractor fan, integrated fridge, integrated freezer, integrated washing machine, linoleum flooring and PVCu double glazed window to side elevation.

SHOWER ROOM

Fitted with a three piece suite comprising close coupled



W.C., pedestal wash hand basin and separate shower and wall mount ladder style electric heater.

BEDROOM ONE

12' 10" x 10' 1" (3.91m x 3.07m)

PVCu double glazed window to side elevation, fitted wardrobes and wall mounted heater.

BEDROOM TWO

10' 2" x 7' 8" (3.1m x 2.34m)

PVCu double glazed window to side elevation, built in cupboard and wall mounted heater.



AGENCY NOTE

Service charge is £89.35. Await lease information

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

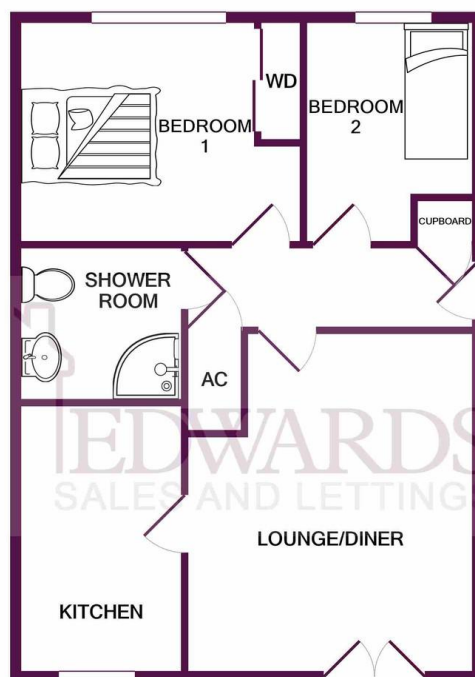
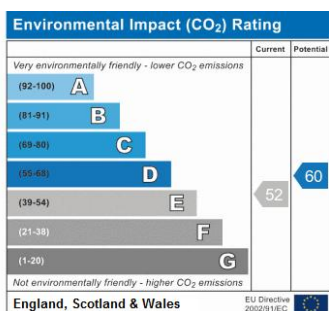
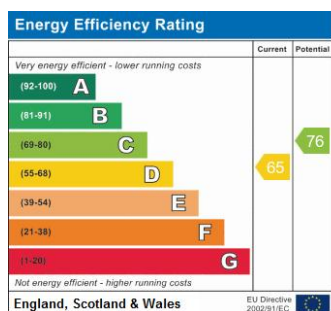
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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