



Smiths
your property experts

Manor Gardens Close

Loughborough

- No upward chain
- Generous first-floor apartment
- Gated development with designated parking
- Modern and well-presented living space
- Two double bedrooms and two bathrooms
- Open-plan kitchen, living and dining area
- Short walk to the town centre and train station
- Ample storage space

General Description

Smiths Property Experts offer to the market, with no upward chain, this generous two double bedroom apartment. The property is on the first floor of this small, secure, and gated development in the centre of the Charnwood market town of Loughborough. The apartment has been owned by the current owner since new and is presented in fantastic condition.





The Property

The property has been finished to a modern standard, offering approximately 750 square feet of accommodation across one floor. The living space comprises two double bedrooms and two bathrooms, with the main bedroom featuring en-suite facilities and fitted wardrobes. There is ample storage space and a spacious 25ft kitchen, dining and living area.

The Outside

The development is accessed via electrically operable gates, and the apartment has allocated parking.

The Location

The property is located near Church Gate and Steeple Row, close to the ring road and just a short walk away from the town centre and its amenities such as independent cafes, bars, and eateries. On the other side, Loughborough train station is a 10-minute walk away, providing access to Nottingham and Leicester in around 15 minutes, and direct access to London St Pancras takes approximately 1 hour and 15 minutes.





Property Information

EPC Rating: C.

Tenure: Leasehold.

Length of Lease: 125 years. Years Left: 107 years.

Ground Rent: approx. £109.50 (every 6 months).

Maintenance: approx. £1,800 (per annum).

Council Tax Band: B.

Local Authority: Charnwood Borough Council.

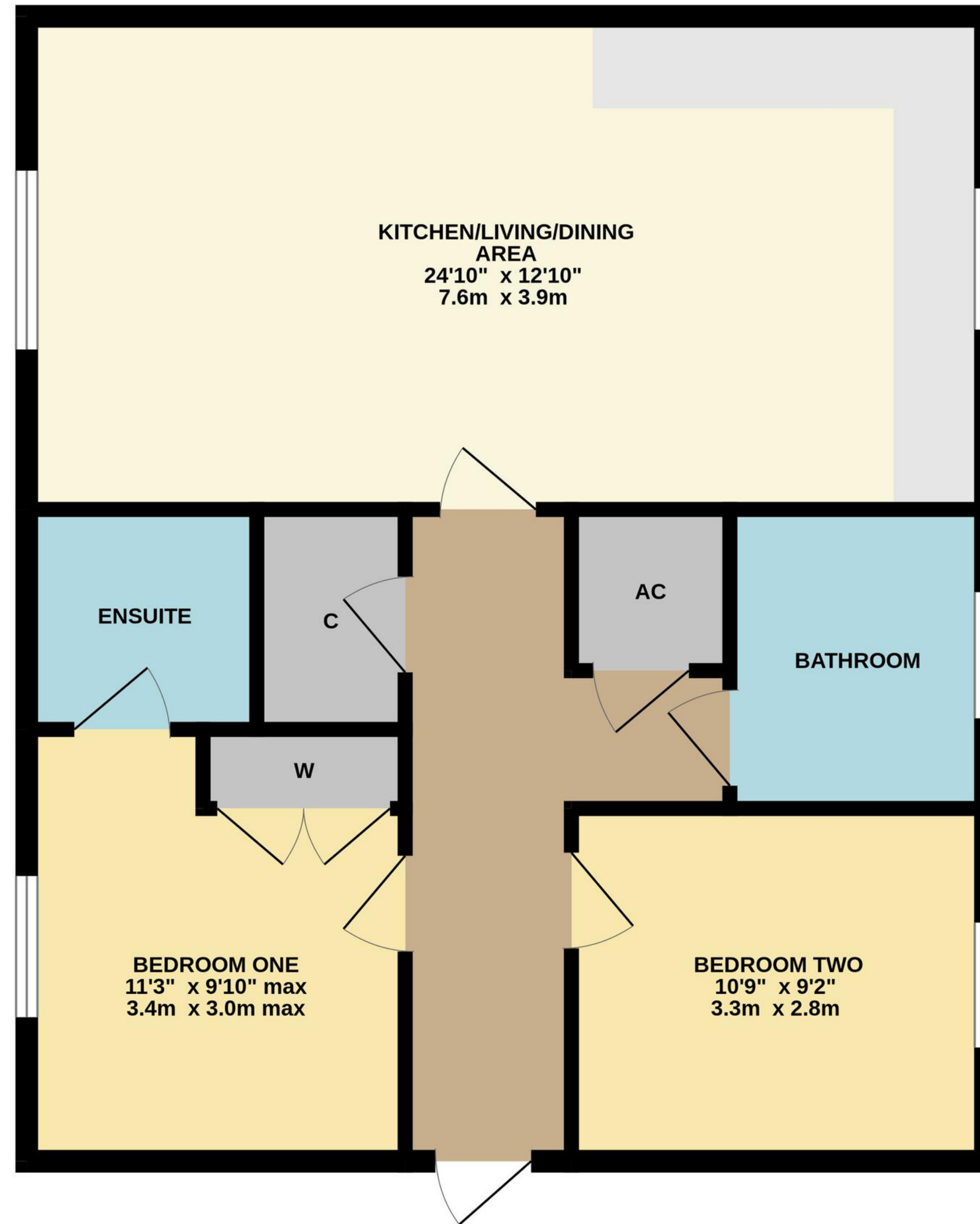
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



