



## HOLLAND CLOSE, LOUGHBOROUGH LE11 1EF

OFFERS OVER  
£110,000

Beautiful modern one bed apartment close to the centre of Loughborough town centre. Well maintained communal areas with intercom security and allocated residents parking. Excellent buy-to-let or first time property purchase within easy walking distance of the university and the endowed schools. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway, A42/M42, A50, trains to London and East Midland Airport at Castle Donnington.

**EDWARDS**  
SALES AND LETTINGS

# HOLLAND CLOSE

Large lounge/diner | Large master bedroom |  
Modern kitchen and bathroom | Allocated residents  
parking | Intercom entrance to building | Well  
maintained communal areas | Shower room |  
Excellent location | Charnwood Borough Council

Band A | EPC band C



## PROPERTY SUMMARY

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## FULL DETAILS

### ENTRANCE HALL

Tiled flooring, doors leading to lounge/diner, bedroom, shower room and two storage cupboards, radiator

### LOUNGE/DINER

13' 11" x 12' 7" (4.24m x 3.84m) UPVc double glazed windows, carpeted flooring, radiator

### KITCHEN

12' 7" x 6' 9" (3.84m x 2.06m) Fitted with a range of wall, base and drawer units, stainless steel sink drainer, integrated appliances including electric oven and hob, extractor fan over, undercounter washing machine and fridge/freezer. UPVc double glazed window, radiator and vinyl flooring.

### BEDROOM

12' 8" x 11' 4" (3.86m x 3.45m) PVCu double glazed window, carpet flooring, radiator.

## SHOWER ROOM

7' 11" x 7' 0" (2.41m x 2.13m) Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin and separate shower cubicle. UPVc double glazed window, radiator and tiled floor and walls.

## GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

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.

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

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.

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.

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.

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

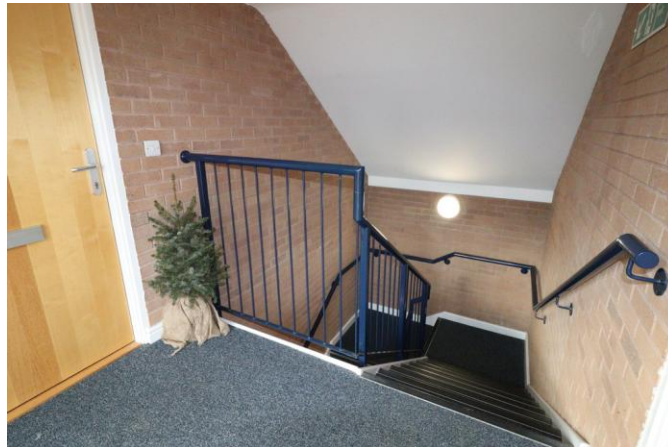
We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to 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.

## HOLLAND CLOSE







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### ADDITIONAL INFORMATION

**Local Authority** – Chamwood Borough Council

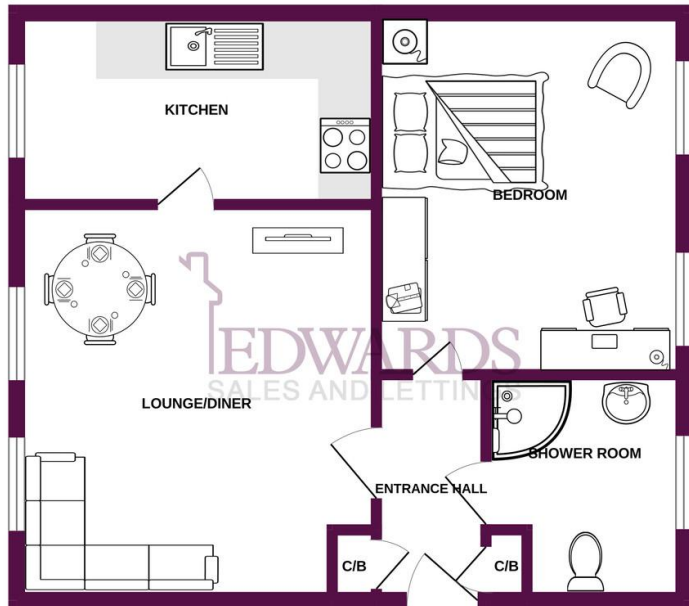
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Tenure** – Leasehold

**Ground Rent** – £100

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 6/2023

**EDWARDS**  
SALES AND LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements