



Affitto Estate Agents are proud to bring to the market this modern first floor STUDIO apartment in the VILLENCY COURT development. The property is close to TRAIN STATION and a short walk to LOUGHBOROUGH town centre. CONTACT US NOW TO VIEW!

The open plan lounge/kitchen/bedroom is of a large size. The kitchen is modern and incorporates base and wall units as well as integrated appliances such as an electric hob, an oven, a washer/dryer, a dishwasher and a fridge freezer. The kitchen also has a breakfast bar. The apartment has a foldaway double bed. This area has floor to ceiling window giving this space airy feeling.

The bathroom is of a large size and incorporates a toilet, a sink and a full size bath tub with a shower.

Villency Court is a fairly new development and this apartment is in 1st class decorative order.

The court benefits from private and secure gated CCTV entry and has allocated parking.

All decor is in light neutral colours. The property is electrically heated throughout.

Contact us now to view!

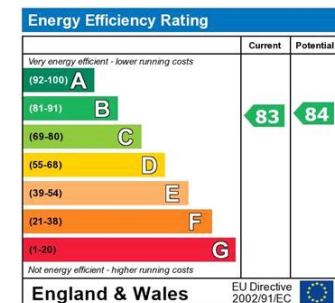
Council Tax Band: A

Tenure: Leasehold (75 years)

Service Charge: £890 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.