



Newly Decorated top floor apartment with two bedrooms, en-suite to main bedroom and allocated parking. Available Now!

£600 pcm



John German



**FULL DESCRIPTION** Welcome to Brush Drive, a modern, well presented top floor apartment positioned close to the town centre and train station.

The property has been recently re-decorated, giving the feeling of space throughout.

The apartment comprises; entrance hallway leading to, modern fitted kitchen with integral hob and oven, sink and drainer and a range of wall and base units. There is a spacious and bright lounge with large window over looking the rear aspect. The bathroom is a modern suite in white with shower over the bath. Completing the accommodation are the two bedrooms, both of which benefit from fitted wardrobes, the main bedroom having an en-suite shower room as well.

Externally, there is a bike store and allocated parking.

This property is well maintained throughout and we highly recommend an internal viewing.

The market town of Loughborough has a variety of shops, weekly market, restaurants, a library, leisure centre and is home to the well-known Loughborough University. The Town Hall offers a variety of shows and events whilst Queens Park provides a tranquil place to picnic as well as playgrounds for the children. Loughborough is superbly positioned for the commuter, being within easy reach of major link roads including the motorway network which can be best accessed at Junction 23 of the M1 motorway. The town's railway station provides links to London St.

Pancras as well as East Midlands International Airport at nearby Castle Donington.

\*\*THERE IS A WASHING MACHINE AND FRIDGE/FREEZER WHICH CAN BE GIFTED DURING TENANCY BUT NOT MAINTAINED BY THE LANDLORD\*\*

**This property is Unfurnished**

**Council Tax Band: B**

Ref: JG



**John German**   
Estate Agents & Chartered Surveyors





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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#### Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

#### Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an IPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains an average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.