



## 28 City Heights, Loughborough

£145,000 Leasehold

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The apartment is on the second floor of the block, which has a lift providing access to all floors. Externally there is a secure, gated car park with one allocated parking space.

Internally the apartment boasts two big double bedrooms, both with Juliet balconies, a modern white bathroom suite and an open plan L-shaped living dining kitchen with French doors in the lounge area leading to a further Juliet balcony, and trendy port hole windows in the kitchen area.

City Heights is off of Nottingham Road, conveniently located for both the town centre and Loughborough train station.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office 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.



#### Entrance hall

#### Living/Dining Area + Kitchen

22' 5" x 13' 9" (6.83m x 4.19m)

22'5" x 13'9" max.

#### Bedroom One

15' 6" x 10' 0" (4.72m x 3.05m)

#### Bedroom Two

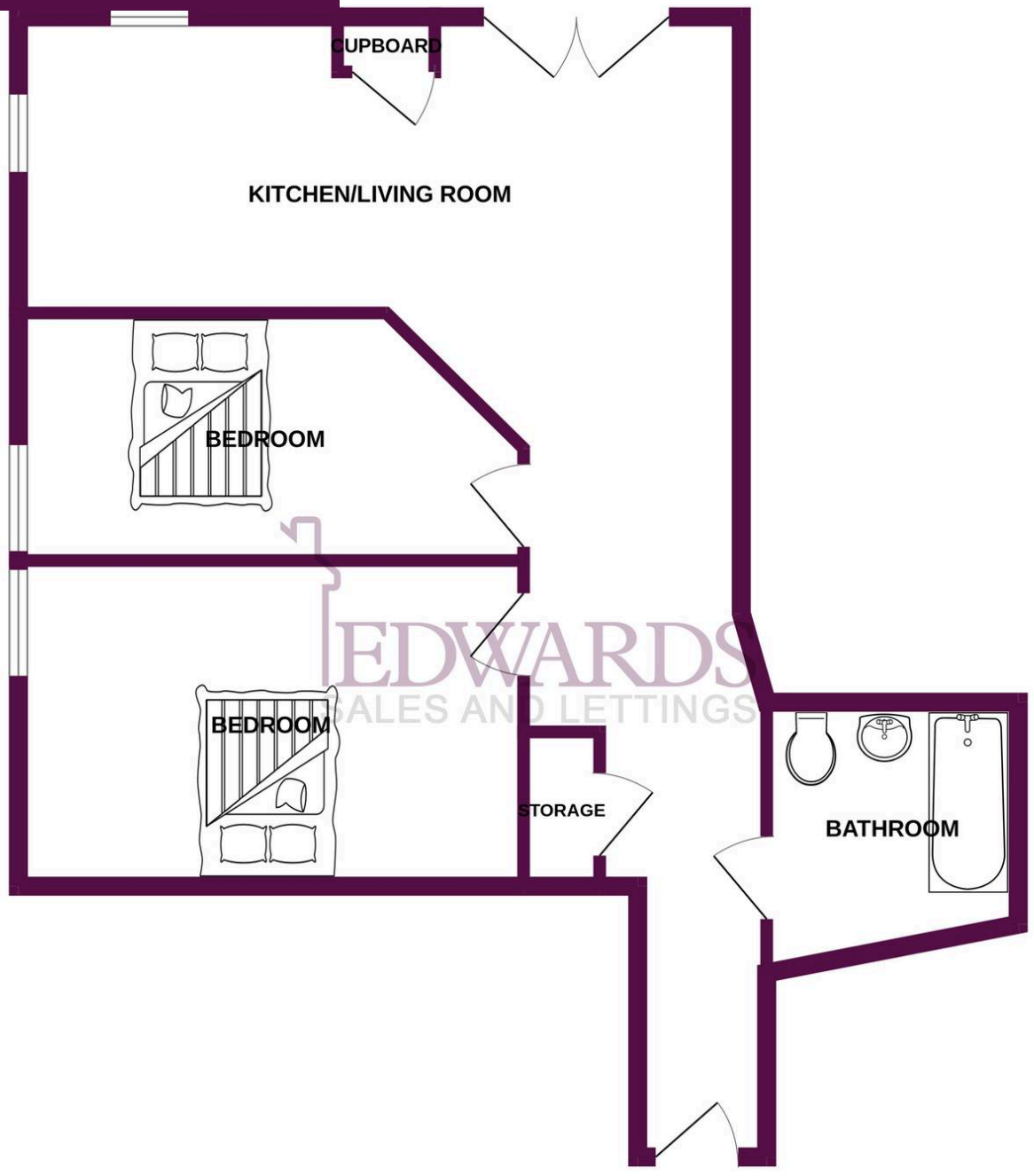
15' 7" x 7' 8" (4.75m x 2.34m)

15'7" x 7'8" max.

#### Bathroom



GROUND FLOOR



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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