



John German



This charming former church conversion apartment has been stylishly renovated and is ready to move into. Boasting a bright and airy open-plan living space with French doors that open onto a private courtyard garden, a new bathroom, newly installed windows and external doors, utility room and cellar.

£220,000



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This charming former church conversion apartment has been stylishly renovated and is ready to move into. Boasting a bright and airy open-plan living space, it features elegant French doors that open onto a private courtyard garden-ideal for relaxing or entertaining.

This unique and beautifully finished home has been upgraded with a new bathroom, along with newly installed windows and external doors, enhancing both its style and energy efficiency. The property also benefits from a utility room and a cellar, offering extra storage and convenience.

Located within close walking distance to Loughborough town, the university and a variety of further amenities including, but not limited to; supermarkets, shops, boutiques, pubs and restaurants. Public transport well catered for by regular bus and train service; commuter access to the M1, A46 and A6 is excellent.

Accommodation comprises; two double bedrooms, family bathroom, open plan lounge kitchen diner and utility room.

The property is currently let out until December 2026 so only available to landlords.

Tenure: Leasehold 964 years remaining (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Ground Rent: £10 p/a

Service Charge: £996.76 p/a

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

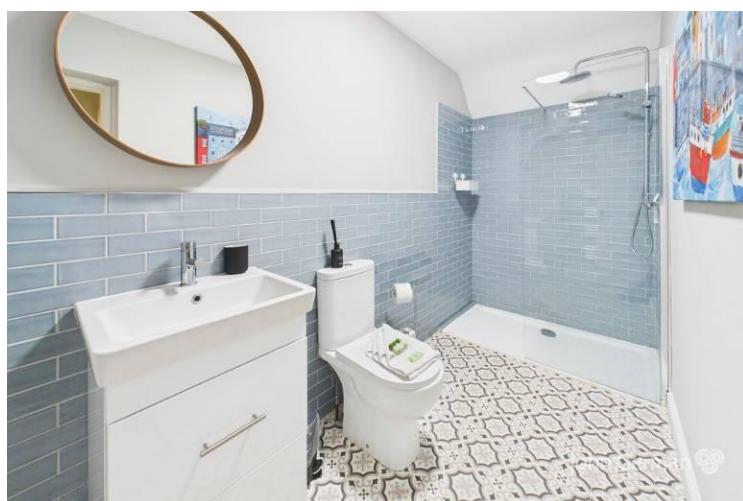
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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Agents' Notes

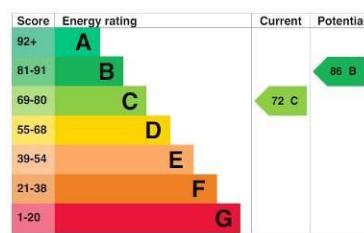
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales 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, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11
2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent