

Barnsdale Close

Loughborough, Leics, LE11 5AN



FLOORPLAN AVAILABLE: Newly Decorated & Re-Carpeted! Two bedroom second floor apartment situated in the town centre overlooking the canal and comes with allocated parking.

£675 pcm

John German

Situated close to Loughborough's Town Centre is this exclusive development of apartments. The apartment overlooks the canal, has communal gardens and also allocated parking. The property has been re-decorated throughout and has also had newly laid flooring.

On the second floor with secure intercom access brings you to the apartment which is in great condition throughout.

There is a hallway with two storage cupboards leading to a master double bedroom to the rear plus a further double bedroom.

The modern bathroom suite has a shower over the bath and complimentary tiling.

The light and airy living area is very spacious and consists of a lounge area which has french doors and a Juliette balcony overlooking the canal and communal garden. The kitchen/dining area has modern units, complimentary tiling and worktop and all the appliances including a washer/dryer, oven hob and extractor plus fridge/freezer.

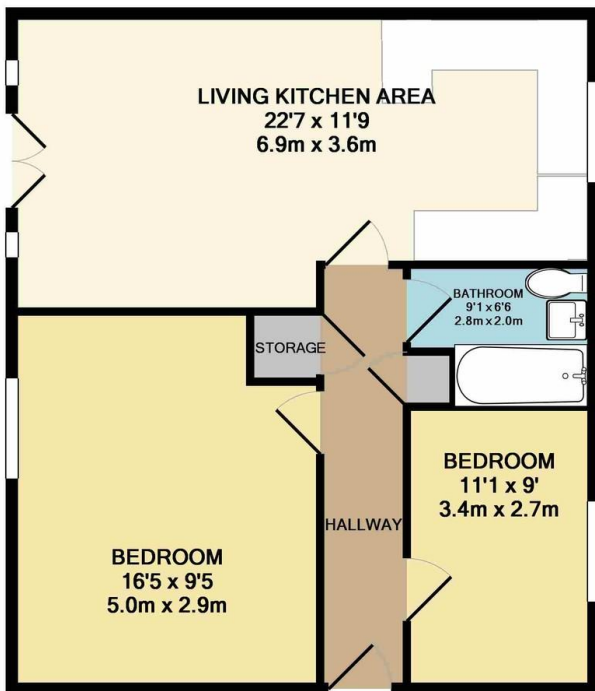
The property benefits from gas central heating and double glazing.

No pets or smokers please.

This property is Unfurnished

Council Tax Band: B

Ref: JG



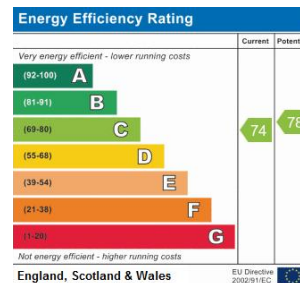
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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 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 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 these 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 EPC 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 on 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.



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