



Tulip Crescent

Loughborough

- A unique open-plan single bedroom maisonette
- Situated in the sought after Trinity Gardens development
- Bright, dual-aspect living/kitchen/dining room
- Integrated appliances for discreet convenience
- Spacious dual-aspect double bedroom
- Family bathroom with modern three-piece suite
- Allocated parking space for one vehicle
- Huge array of local amenities, schooling and commuter links
- EPC Rating B / Council Tax Band A / Leasehold

General Description:

Offered to the market with NO ONWARD CHAIN this contemporary one bedroom ground floor maisonette is set within the popular Trinity Gardens development. It sits adjacent to lovely green space. Constructed in 2017, this well presented property is within easy access to local amenities, schools and the nearby town centre.

Accommodation:

Internally, expect to find; a light, airy and modern open plan layout. The property briefly comprises; Spacious open plan kitchen, dining and living room, family bathroom and large double bedroom. The kitchen area is fitted with integrated appliances, to include; washing machine, fridge/freezer, in-built Neff dual oven and grill. There is also a useful cupboard allowing plentiful storage space.

Gardens and land:

The property has an allocated parking space and is accessed via its own front door.

Location:

Located within the ever popular Trinity Gardens development, with close proximity to lovely countryside walks and a range of local shops, good schooling and wider amenities. Access to Loughborough town centre and the city of Leicester is also easy for commuters, and the Charnwood Forest is a short drive away.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold leasehold - 116 years remaining. Service charge of £20 per month.



Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU.
Council Tax Band A.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.
Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering:

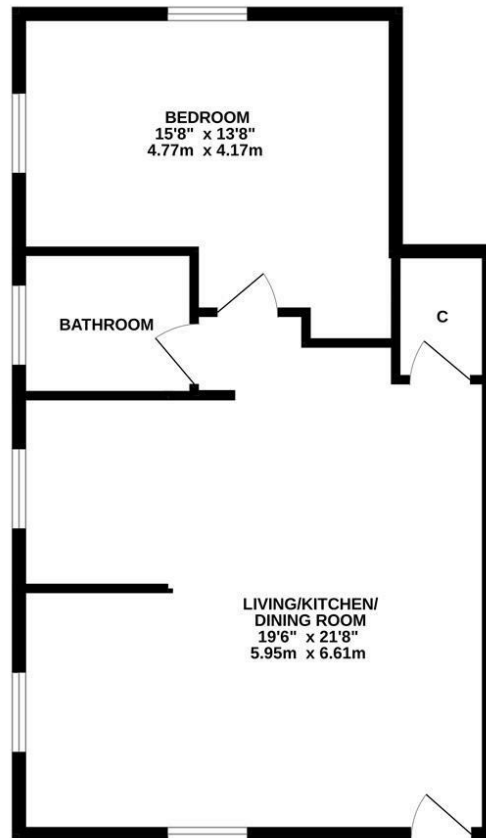
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

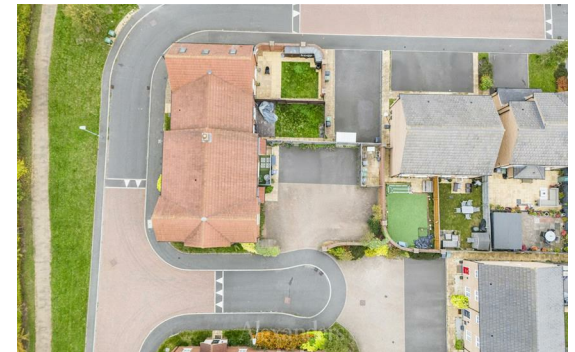


GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.

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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So can you.

Alexanders
MarketMakers.