





# Barnsdale Close Loughborough

- Two double bedroom apartment
- Secure code activated entrance
- Dual-aspect living room with Juliet balcony
- Modern well-appointed kitchen
- Two spacious bedrooms
- Three piece bathroom suite
- Allocated covered parking
- Perfect location full of nearby amenities
- EPC Rating C / Council Tax Band B / Leasehold

Welcome to this charming two-bedroom flat located on Barnsdale Close in the vibrant town of Loughborough. Spanning an inviting 605 square feet, this property offers a comfortable and modern living space, perfect for individuals or small families seeking a convenient lifestyle.

Upon entering, you will find a well-proportioned reception room that serves as the heart of the home. This inviting space features a delightful Juliet balcony, allowing natural light to flood in and providing a lovely view of the surrounding area. It is an ideal spot for relaxation or entertaining guests.

The flat comprises two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout ensures that both rooms are versatile, accommodating various furniture arrangements to suit your personal style.

The property also includes a well-appointed bathroom, ensuring that all your daily needs are met with ease.

For those with a vehicle, the flat comes with a reserved parking space, providing added convenience in this bustling area.

Situated in Loughborough, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. This flat presents an excellent opportunity for anyone looking to enjoy a comfortable and modern lifestyle in a desirable location.

Do not miss the chance to make this delightful flat your new home.





## General Description

Tucked away in a discreet position at the end of a well-maintained development, the property enjoys a sense of privacy while remaining close to all essential amenities, shops, and dining options.

## Accommodation

The home is accessed via a secure, code-assisted entrance door, with internal communal stairs and corridors leading to the apartment. Upon entering, you are greeted by a welcoming reception hall that sets the tone for the contemporary interior. The bright, dual-aspect lounge is a standout feature, offering a light and airy living space with a charming Juliet balcony that overlooks the peaceful rear aspect. The adjoining kitchen is well-appointed with matching units, tactile working surfaces, and ample storage, making it both stylish and practical for everyday living.

The property offers two superb double bedrooms, each providing generous proportions and comfortable accommodation. Completing the interior is a sleek, modern family bathroom, complemented by a built-in airing cupboard for added convenience.

## External

Externally, the apartment benefits from an allocated parking space located beneath the property in a covered area, ensuring both security and protection from the elements.

For those who enjoy the outdoors, scenic canal towpaths are nearby, offering idyllic routes for walking or cycling.

## Agents note

With its contemporary design, excellent location, and thoughtful layout, this apartment represents an ideal opportunity for professionals, couples, or investors seeking modern living close to Loughborough's bustling centre.

## 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

Leasehold: 76 Years remaining. Maintenance charge - £100.05

## Local Authority

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

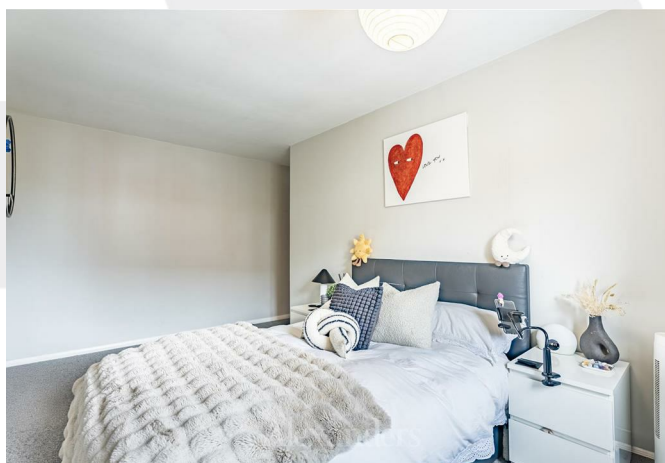
## Viewings

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

## Services

The property is connected to mains electricity, water, and drainage. Heating is provided by an electric heating system.

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.

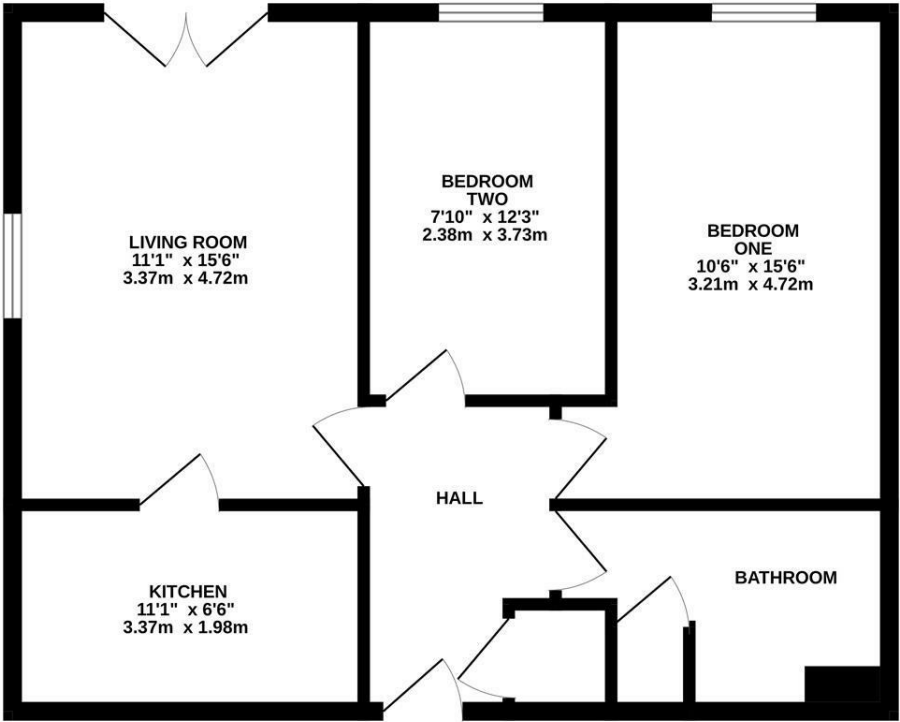
**Technical Information**  
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.

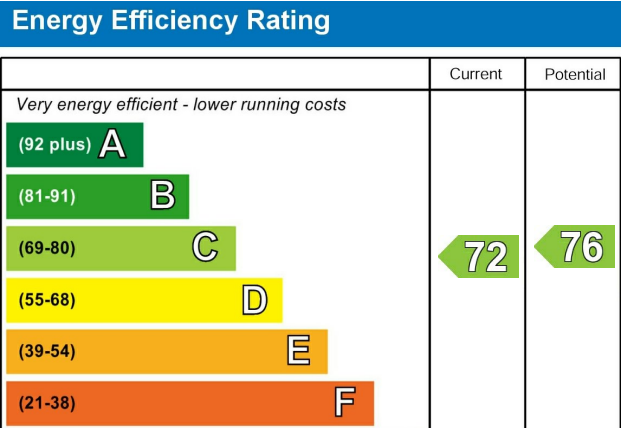
**Money Laundering**  
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also 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  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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