



Smiths  
your property experts

# Brook House

Biggin Street, Loughborough

---

- No upward chain
- Modern one-bedroom first-floor apartment
- Ideal investment or for those seeking town centre living
- Parking space at The Rushes car park
- Open-plan kitchen, living, dining area with a Juliet balcony
- Spacious double bedroom and a contemporary bathroom
- Secure entrance system
- Within walking distance of Loughborough train station

## General Description

Smiths Property Experts are delighted to offer to the market this one-bedroom first-floor apartment, conveniently situated in Loughborough town centre and benefiting from a parking space in the nearby Rushes car park.

The property is currently let and would make an ideal investment. Alternatively, it suits a buyer seeking the convenience of town centre living with the added advantage of parking.





## The Property

This first-floor apartment is offered for sale in good decorative order and benefits from electric heating, double glazing, and a secure entrance system. The accommodation is entered via a communal hallway with stairs rising to the apartment.

There is a front door that leads into a hall, which has doors off to all rooms. There is an open-plan kitchen, living, and dining area, which is split into clearly defined spaces. The living area features a Juliet balcony overlooking the front of the development. The kitchen is fitted with a range of base and wall units, space for appliances, a hob with an extractor fan, and an oven.

The double bedroom has ample room for a wardrobe and a bed, and the bathroom has a white suite comprising a bath with a shower over, a low-level WC, and a wash hand basin.

The property has a parking pass for the Rushes car park, situated beneath the block.

## The Location

The property boasts a fantastic town centre location, making the apartment conveniently accessible to a wide range of shopping facilities, supermarkets, pubs, and eateries in Loughborough. The train station is just a short walk away with direct lines to Leicester, Nottingham, and London. There is also easy access to the A6 and the M1 motorway.





## Property Information

EPC Rating: B.

Tenure: Leasehold. Council Tax Band: A.

Length of Lease: 125 years. Years Left: 103.

Ground Rent: £25 Biannually.

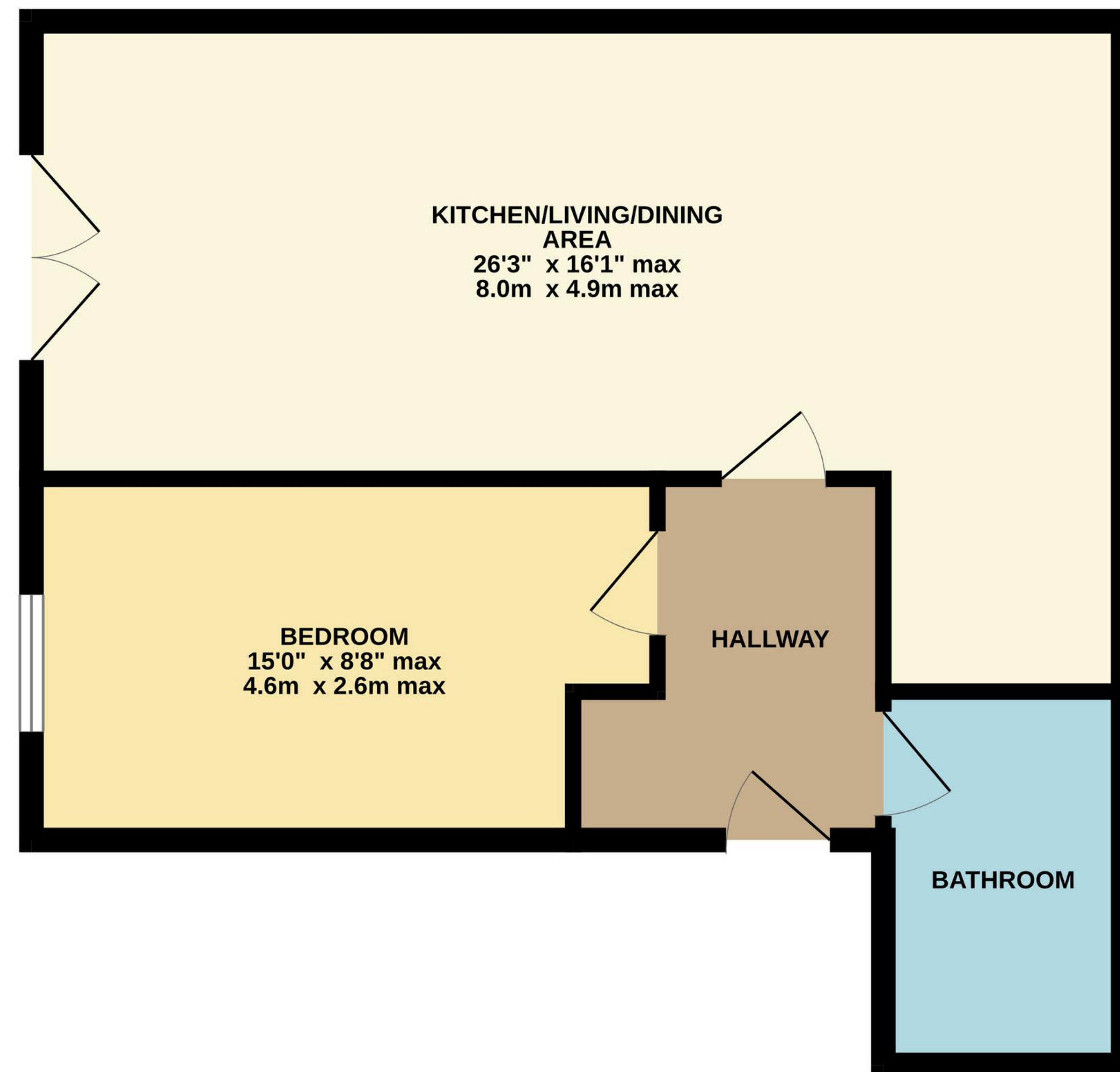
Service Charge: £602.58 Biannually.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 546 sq.ft. (50.7 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.  
Made with Metropix ©2025



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](https://www.smithspropertyexperts.com)

