

171 Rendell Street

Loughborough

This canal side two-bedroom flat offers spacious living within a development offering ease of access to the town centre. The living room features French doors that bring natural light to the space with an outlook over the Grand Union Canal. Both bedrooms are generously sized and the kitchen is modern with wood effect flooring. The bathroom is fitted with a white two piece suite with shower over the bath and there is a separate WC.

To the outside there is off road parking and picturesque canal walks. This flat is ideal for the first time buyer but also has a successful rental history having been let for many years, currently let with a yield of approximately 8.5%

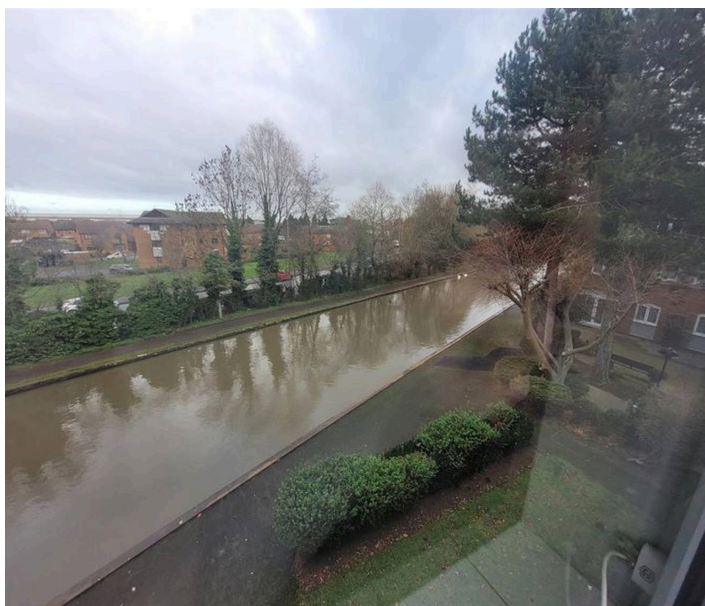
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Town Location
- Overlooking the Canal
- Two Generous Bedrooms
- Generous Accommodation
- Off-road parking
- Second Floor Accommodation
- Rented with an 8.5% Return



Hallway

The property is accessed from a communal hall via an intercom entry system. The property is located on the second floor.

Living Room

16' 6" x 10' 6" (5.02m x 3.19m)

There are uPVC double glazed patio doors set to a Juliette balcony. Further uPVC double glazed window and radiator

Kitchen

11' 8" x 10' 6" (3.56m x 3.19m)

The kitchen is fitted with an oven and hob with extractor fan oven, single drainer sink unit, space for fridge/ freezer and plumbing for washing machine. uPVC double glazed window and a wall mounted gas fed boiler.



Bedroom 1

16' 5" x 13' 5" (5.00m x 4.09m)

uPVC double glazed window. Radiator

Bedroom 2

16' 8" x 13' 6" (5.08m x 4.12m)

uPVC double glazed window. Radiator

Bathroom

The bathroom is fitted with a white two piece suite comprising panel bath with shower over and wash hand basin.

Wc

Fitted with a low flush WC.



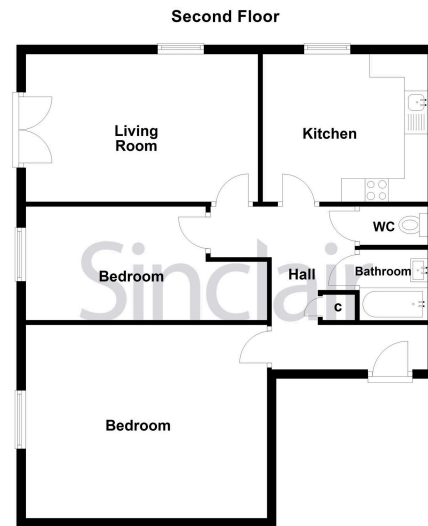
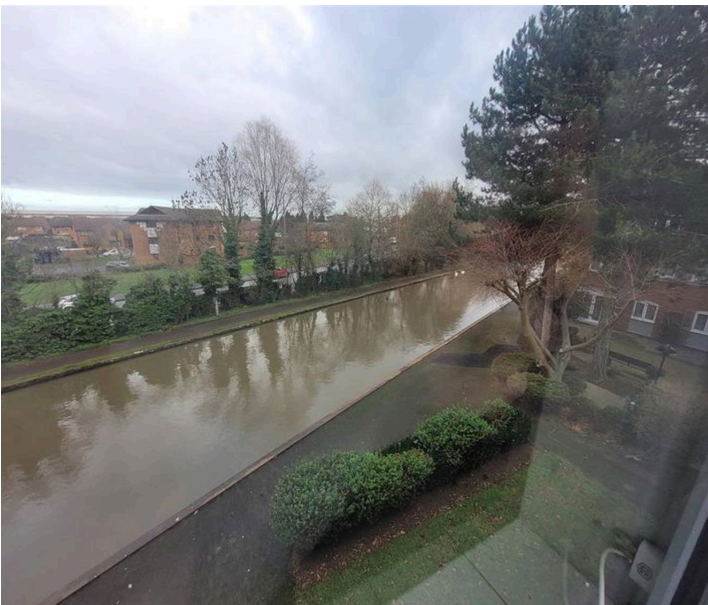


GARDEN

The property has a canal side position and communal parking and grounds

OFF STREET

1 Parking Space



Second Floor





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