



Brook House
Loughborough

2 Bed 1st Floor Apartment • LE11 1UA • £875 pcm • £1,000 Deposit



Brook House, Loughborough

A contemporary two-bedroom apartment located in this popular development close within the Loughborough town centre. Located on the first floor it is presented in great condition with furniture and appliances included. Its corner plot makes for a bright and warm space. The apartment is within a short walk of the restaurants, gym and cinema as well as the mainline station (10 minutes by foot), with buses providing access to the surrounding areas. Allocated parking for one car is included.

Lounge / Diner 5.86m (19'3) x 5m (16'5)

A well proportioned room that is large enough to be used as both lounge and diner. Opening glass doors and a further window on the next wall gives dual aspect views. Open plan to kitchen and includes all the furniture pictured.

Kitchen 3.73m (12'3) x 1.96m (6'5)

Open plan to the lounge / diner, this pullman kitchen comes equipped with a fridge, dishwasher, washing machine, oven and hob.

Master Bedroom 3.53m (11'7) x 3.16m (10'4)

A generously proportioned and light room complete with all the furniture pictured.

Bedroom Two 3.46m (11'4) x 2.64m (8'8)

Similar dimensions to the master bedroom, this bedroom also is equipped with the furniture pictured.

Bathroom 2.48m (8'2) x 1.96m (6'5)

A modern three piece bathroom room complete with heated towel rail and a shower above the bath.

Parking

Allocated parking for one space in NCP The Rushes car park.

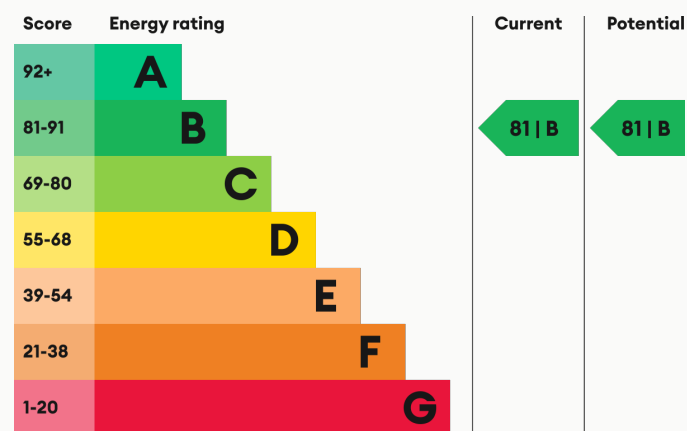
Heating

Electrical storage heaters throughout.

Glazing

Modern, good quality, uPVC double glazing.

Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge / Diner



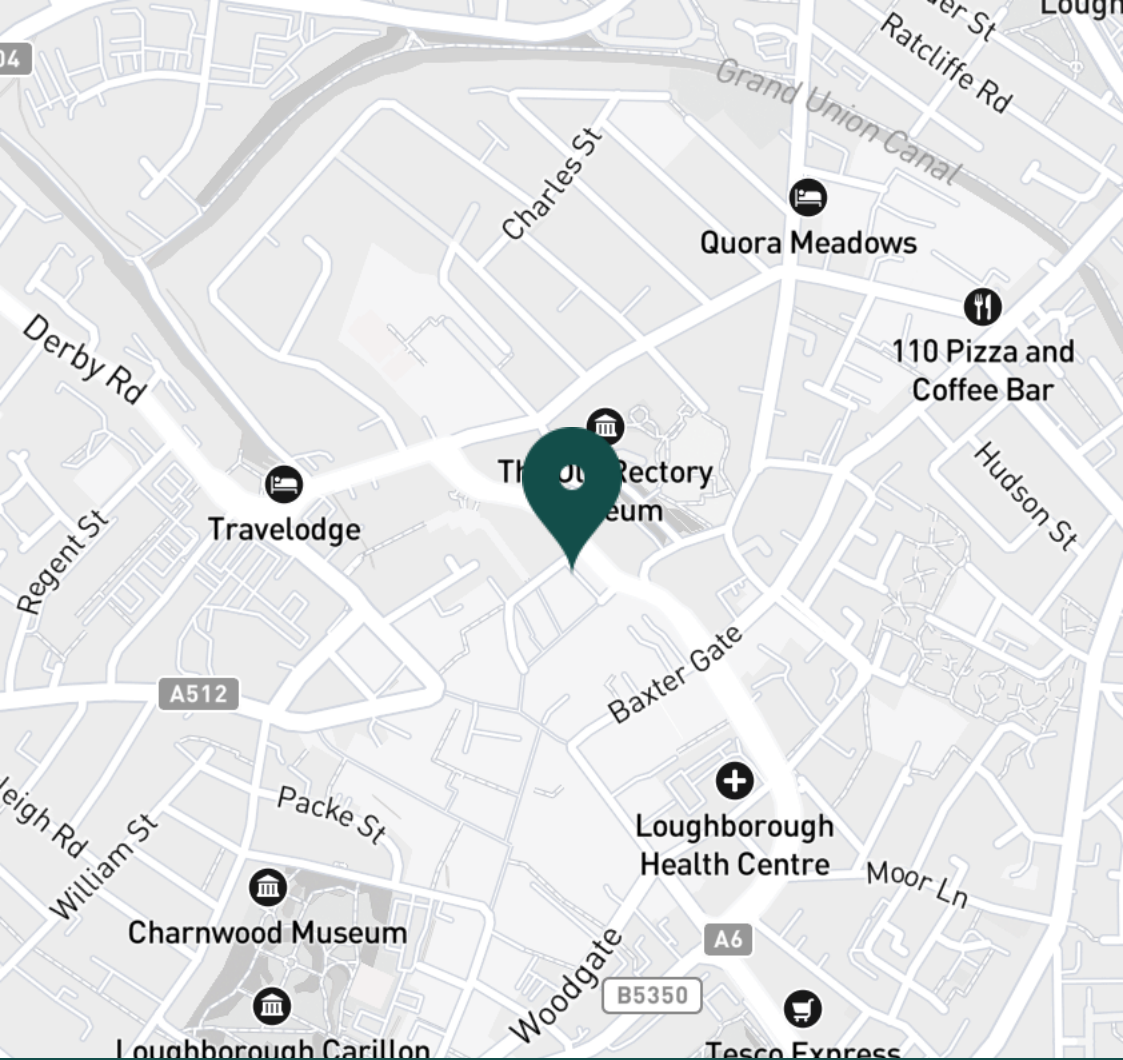
Lounge



Lounge / Diner



Dining Area



SUPERMARKETS

Marks & Spencer	0.1 mi
Tesco Superstore Loughborough	0.3 mi
Sainsburys Loughborough	0.5 mi
Lidl Loughborough	0.6 mi
Aldi Loughborough	1.0 mi

GYMS

PureGym Loughborough	0.1 mi
Dynamite Gym Ltd	0.3 mi
Anytime Fitness Loughborough	0.3 mi
CrossFit Loughborough	0.5 mi
Fit4Less	0.7 mi

TRAIN STATIONS

Loughborough	0.9 mi
Barrow upon Soar	3.7 mi
Sileby	5.6 mi
East Midlands Parkway	10.0 mi
Syston	10.6 mi

NURSERY SCHOOLS

Babblebrooke Day Nursery	0.2 mi
Small World Nursery	0.3 mi
Cobden Childrens Centre	0.4 mi
Busy Bees in Loughborough	0.6 mi
Lime Tree Nursery	0.6 mi

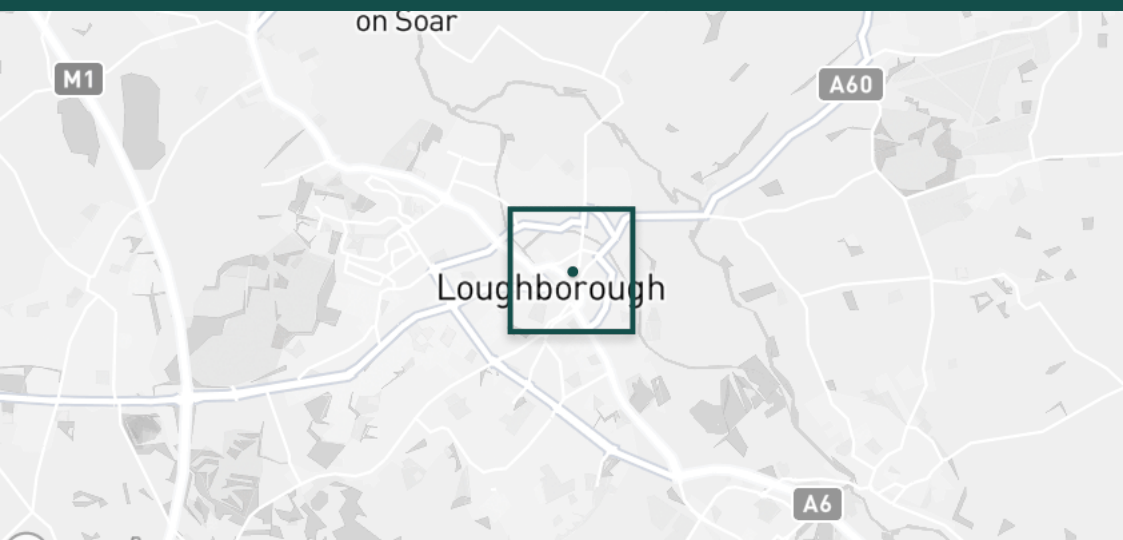
PRIMARY SCHOOLS

Cobden PS	0.5 mi
Rendell Primary School	0.5 mi
St Marys Catholic PS	0.6 mi
Fairfield Preparatory Sch	0.6 mi
Loughborough CE PS	0.8 mi

HIGH SCHOOLS

Limehurst Academy	0.3 mi
RNIB College Loughborough	0.8 mi
Our Lady's Convent Sch	1.0 mi
Loughborough Grammar Sch	1.0 mi
Loughborough High Sch	1.0 mi

Discover
Loughborough



✓ Fully furnished

✓ Town location

✓ Available now

✓ Two bedrooms

✓ Appliances included

✓ First floor apartment





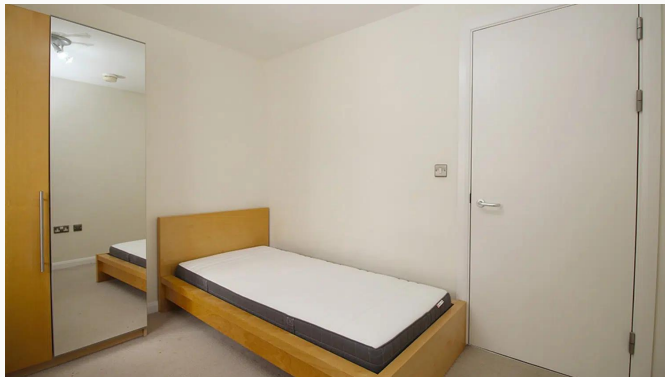
Kitchen



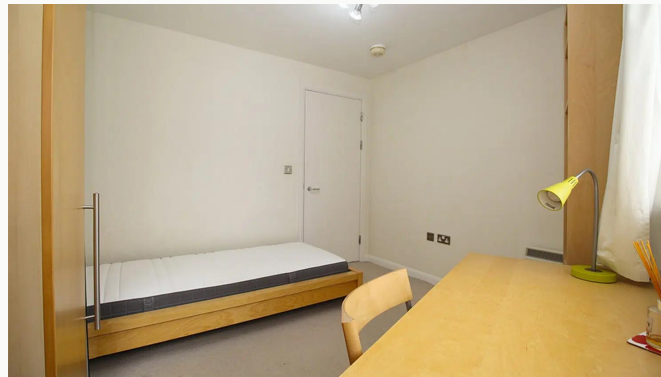
Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Hallway



Apartment Entrance

Available
From 18/03/2025

Comes
Furnished

Bedrooms
2

Receptions
1

Bathrooms
1

Parking
Allocated

Postcode
LE11 1UA

Rent
£875 pcm

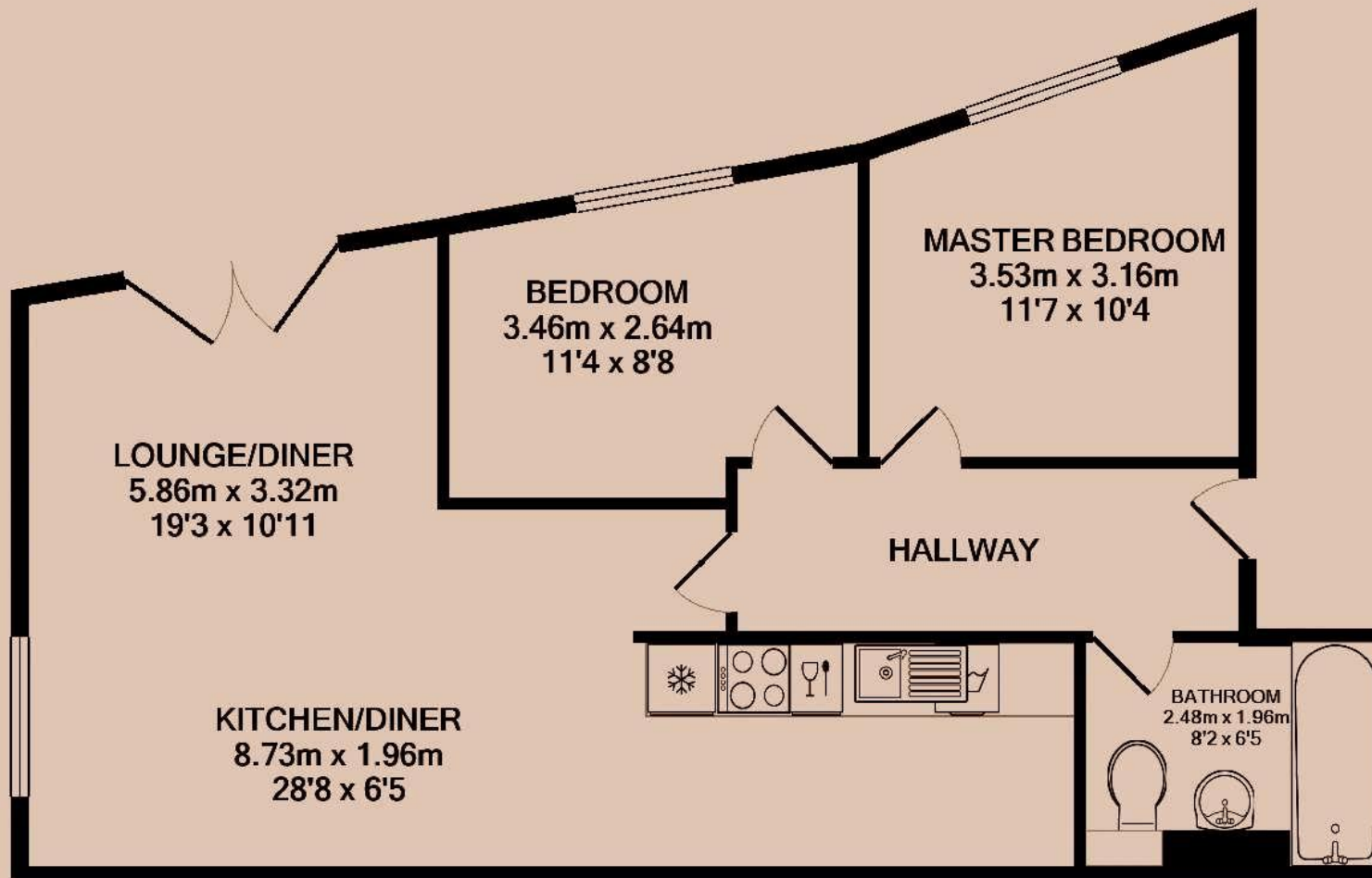
Deposit
£1,000

EPC
81 | B

Council Tax Band
A

ID
#8776

Updated
18/03/2025



Have a property like this? Let's work together.

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



OUR OFFICE
7 Biggin Street
Loughborough, LE11 1UA

CONTACT US
01509 320 320
let@huntleys.net



Huntleys

