



Flat 3 Desford Grange,
Desford,
Leics, LE9 9QY



£155,000

GENERAL

A charming two bedroom first floor apartment which forms part of a stunning Grade II listed house. The Grange is located in the pretty Desford conservation area within the heart of the village opposite the 13th Century St Martin's church. The spacious, well planned accommodation briefly includes an impressive sitting room, a dining kitchen, two bedrooms and a bathroom.



LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nusery, doctors' surgery, dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

THE APARTMENT

A door operated by an intercom opens into the communal hall.

COMMUNAL HALL

A most elegant area with period staircase rising to a large landing off which the apartment is located.

RECEPTION HALL

Door into reception hall. Cloaks cupboard together with an airing cupboard.

CLOAKROOM

Low flush lavatory and wash hand basin.

LIVING KITCHEN

15'9" x 13'8"

A generously proportioned space with plenty of room for a dining table. The kitchen area is fitted with a comprehensive range of base and wall units with integrated appliances including a four ring gas hob, double oven and fridge freezer. There is also plumbing for a washing machine and dishwasher.

SITTING ROOM

17' x 15'8"

An elegant room, the focal point of which is the fireplace with a coal effect electric fire. The room is flooded with light as there are two sash windows to one side and two windows to the other. There is cornicing to the ceiling, a ceiling rose, storage heater and door to the inner hall.

INNER HALL

Opening off the inner hall are the two bedrooms and the bathroom

BEDROOM ONE

17' x 8'9"

A good size double bedroom with fitted wardrobes and a matching knee hole dressing table. Storage heater.

BEDROOM TWO

9'8" x 7'7"

The current owner uses the bedroom as an office. There is book shelving to one wall and a storage heater.

BATHROOM

The bathroom has been fitted with a spa bath with shower over, wash hand basin with mirror behind and double flush lavatory. Chrome ladder style towel rail and tiling to the floor and splashbacks.

OUTSIDE

There is gated access to the side of the property providing access to the rear courtyard which is block paved and gives access to the single garage which has an electric up and over door, power and light connected. There is a shared basement storage area.

LEASEHOLD

We understand that the property is owned leasehold and has 92 years remaining. The property is looked after by a management company and we understand that, as at May 2024 the service charge is running at approximately £1,200.00 per annum which includes ground rent and buildings insurance. The Owner (leaseholder) of the apartment becomes an equal shareholder in the Desford Grange Management company which owns the freehold. The management company advised this price is set for the next 12 months. All this information should be checked by the purchaser's solicitors before contracts are exchanged.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

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