

Alexanders



Garendon Road
Shepshed



Garendon Road

Shepshed

- First floor duplex apartment
- Located within a converted mill
- Beautifully presented accommodation
- Designated parking space and storage area
- Two double bedrooms and two bathrooms
- Open-plan kitchen, living and dining room
- Easy access to the M1 motorway
- EPC Rating C / Council Tax Band B / Leasehold

General Description

Alexanders are delighted to bring to the market, a beautifully appointed and presented first floor duplex apartment forming part of a modern conversion of a working mill, on the sought after Garendon Road in the Charnwood market town of Shepshed.

The property is accessed via external stairs from the courtyard car park and there is designated parking and a storage area for the apartment.

Accommodation

A double height entrance hall, with spiral staircase, provides a 'gallery' feel and gives access to the two bedrooms and the main bathroom. The stairs lead up to the main living area.

There are two double bedrooms, duly serviced by a contemporary bathroom and a substantial boiler/utility room. The principal bedroom also has built-in wardrobes and en-suite facilities, and both bathrooms benefit from modern fixtures and fittings and underfloor heating.

Upstairs is the main living area; a cleverly zoned space with a vaulted ceiling and Velux skylights, with excellent amounts of storage. The current owner has a living area and dining space, and there is a contemporary gloss kitchen fully fitted with quality appliances including a branded oven, hob, extractor, and microwave, leaving space for a fridge/freezer and a washing machine.



Location

The property is situated within walking distance of a full range of amenities and within close proximity of the M1 motorway. Access to Loughborough, Leicester, Nottingham, East Midlands and Birmingham airports is fantastic.

Distances

Leicester 14.3 miles • Loughborough 5.2 miles • Nottingham 18.5 miles • Derby 20.6 miles • East Midlands Airport 7.1 miles (Distances are approximate)

Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Leasehold. Length of Lease 999 years from 2007.
Ground Rent Charge £350 PA and Maintenance Charge £1440.00 PA.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band B.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

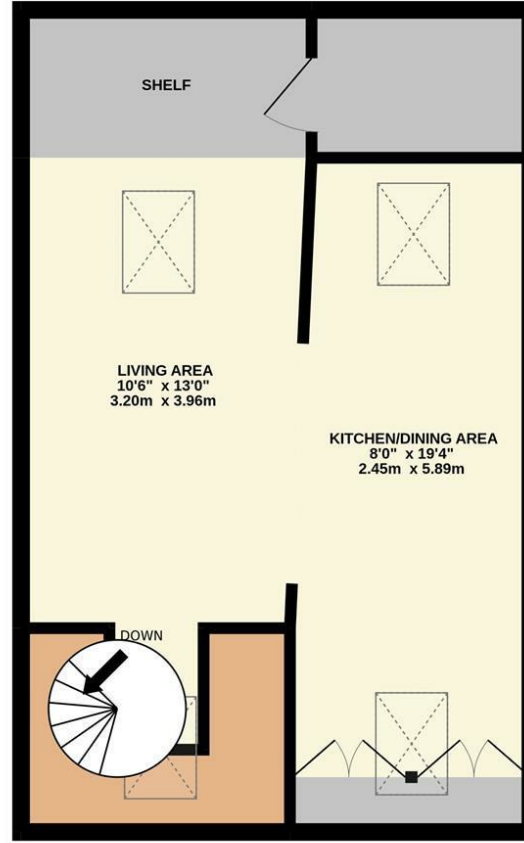
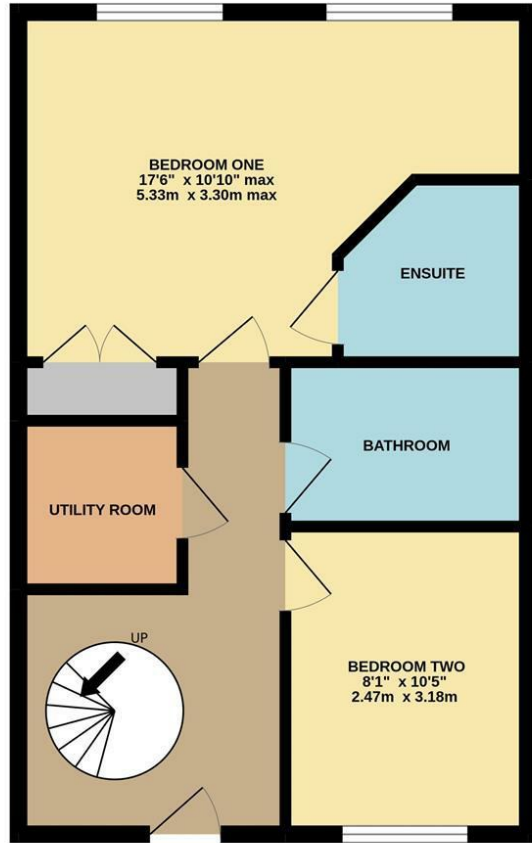
Measurements

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.

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.





TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
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.
General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.