



Smiths  
your property experts



# The Mills

Quorn

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- No upward chain
- Well-presented first-floor apartment
- Situated in the heart of this desirable village
- Large double bedroom and a modern shower room
- Kitchen/breakfast room and a separate living room
- Plenty of shared parking and lovely communal gardens
- Low management fees and ground rent

## General Description

Smiths Property Experts offer to the market with no upward chain this well-presented first-floor apartment in 'move-in condition'.

The property is set in a small development with low management fees and ground rent in the heart of the Charnwood village of Quorn. There is plenty of shared parking and lovely communal gardens.







## The Property

The Mills is a small development of apartments in the heart of Quorn and ideally positioned within walking distance of the excellent amenities. This apartment has views across the village to one side, and the bedroom and sitting room enjoy aspects over the manicured communal gardens.

The living accommodation extends to approximately 534 square feet, all laid across one floor. In brief, expect to find accommodation comprising, in brief, an entrance hall, a large double bedroom, a superb light-filled main living room, a fully fitted kitchen/breakfast room, and a modern shower room. There is also a useful large utility room/storeroom that houses the boiler and has space for a washing machine.

## The Location

The village of Quorn is highly sought-after, offering a full host of amenities, including sought-after public houses, restaurants, independent shops, and excellent primary and secondary schooling. The beautiful Charnwood Forest, and its host of country parks, are on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester.







## Property Information

EPC Rating: C.

Tenure: Leasehold. Length of Lease: 111 Years from 2002.

Ground Rent: £10 per annum. Service charge £500 per annum.

Council Tax Band: A. Local Authority: Charnwood Borough Council.

## Important Information

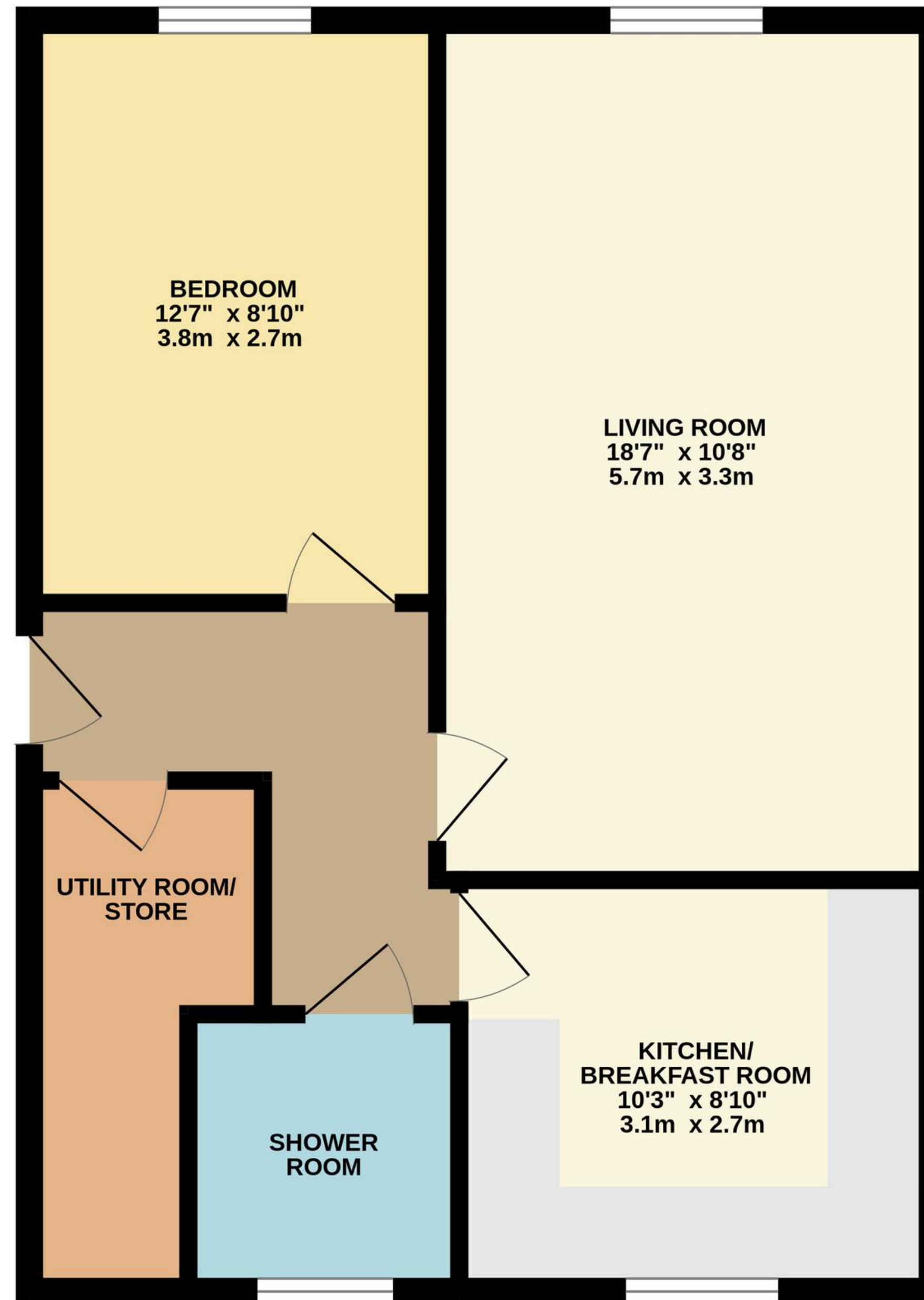
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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