



**31 Marigold Lane, Mountsorrel, LE12 7FP**

**Asking price £120,000**

**Leasehold**

**Taylor's**

Est. 1992

Spacious and modern two-bedroom apartment

Situated in a quiet location

Close to local amenities and leisure centre

Ideal investment of first home

Available with no onward chain

Please contact Taylors to arrange your visit!

#### Property description

**Reception room** 19'3" x 9'8" (5.89 x 2.95)

**Kitchen** 9'8" x 7'4" (2.95 x 2.24)

**Master bedroom** 11'6" x 9'3" (3.53 x 2.82)

**Bedroom two** 11'6" x 6'7" (3.53 x 2.01)

**Bathroom** 9'0" x 6'8" (2.76 x 2.05)



Ideal investment property or first home | Highly popular location |

Discover the perfect blend of comfort and convenience in this delightful two-bedroom apartment located in the heart of Mountsorrel, Charnwood. The apartment boasts a well-proportioned lounge/diner that is bathed in natural light with dual-aspect windows, creating a warm and inviting space for relaxation and entertaining. The adjoining modern kitchen is fitted with sleek cabinetry and ample counter space. The inclusion of essential

appliances ensures that this kitchen is ready for all your culinary adventures.

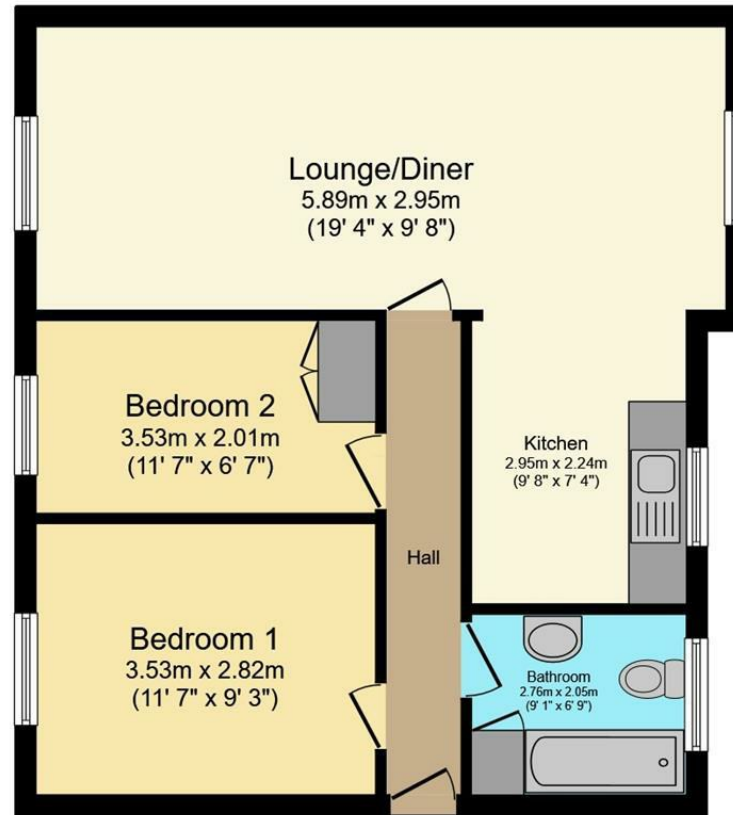
The property features two bedrooms with the main bedroom providing space to accommodate a double bed and wardrobe, while the second bedroom is perfect for a single bed or home office setup. The bathroom is well-appointed with contemporary fixtures and a shower over the bath, providing both convenience and comfort.

Externally, the apartment is set within a well-maintained

residential building with neatly trimmed hedges and communal gardens, offering a pleasant outlook and a sense of community. The property also benefits from allocated parking, ensuring that you always have a secure place for your vehicle. With its prime location close to local amenities, parks, and excellent transport links, this apartment is an ideal choice for first-time buyers, professionals, or investors looking to expand their portfolio. Don't miss the opportunity to make this charming apartment your new home!







## Floor Plan

Floor area 55.1 m<sup>2</sup> (593 sq.ft.)

**TOTAL: 55.1 m<sup>2</sup> (593 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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