



Nursery Lane, Quorn, LE12 8BH



Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

DELIGHTFUL SPACIOUS GROUND FLOOR APARTMENT SITUATED IN A QUIET LANE WITHIN THE VILLAGE CENTRE, CLOSE TO THE PARISH CHURCH.

This very well presented ground floor apartment is ideal for those who require single storey ground floor living close to village centre amenities. The property is located in a quiet lane close to the village centre. Quorn offers a wide range of facilities including various shops, pubs and restaurants, as well as leisure facilities and a wider range of facilities are available in nearby Loughborough.

The apartment has electric heating and sealed unit double glazing and includes a living room, open plan dining kitchen, inner hall, 2 double bedrooms and bathroom. There are communal gardens to the rear and a dedicated parking space.





Key Features

- DELIGHTFUL GROUND FLOOR APARTMENT
- FANTASTIC VILLAGE CENTRE LOCATION CLOSE TO SHOPS AND FACILITIES
- ELECTRIC HEATING AND SEALED UNIT DOUBLE GLAZING
- LIVING ROOM, OPEN PLAN DINING KITCHEN
- INNER HALL, 2 DOUBLE BEDROOMS AND BATHROOM
- COMMUNAL GARDENS
- DEDICATED PARKING SPACE
- NO UPWARD CHAIN

Guide Price
£179,500

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What3words location- revisits.stress.believer

ACCOMMODATION IN DETAIL

OPEN PLAN DINING KITCHEN

15'6" x 9'11"

With window and door to rear courtyard, fitted with an extensive range of base and wall units with contrasting worktops and stainless steel sink top, electric ceramic hob with double electric oven below and cooker hood above, integrated fridge and freezer, dish washer and washing machine, tiled splashbacks, electric heater.

LIVING ROOM

11'8" x 13'4"

With window to front, electric fire and electric heater.

INNER HALL

BEDROOM 1

13'3" x 12'9" max

With window to rear, electric heater, fitted wardrobes and cupboards.

BEDROOM 2

12' max x 9'9"

With window to front and electric heater.

BATHROOM

6'10" x 6'8"

With window to rear, white suite comprising w.c., wash basin and bath with electric shower above, tiled splashback, extractor fan, electric heated towel rail, wall mounted electric water heater.

OUTSIDE

Driveway/arch to dedicated parking area to the rear and communal garden areas.

LEASE DETAILS

The property is held on a 125 year lease from 10th November 2006 and currently has 108 years remaining. There is a management company of which each property owner is a shareholder with the option to become a director, Coffee House Court Management Company Ltd and the property has a service/maintenance charge of approx. £900 PA including Buildings Insurance.

EPC

Rating: 'E'

Council Tax Band

Council Tax Band: 'B'





Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.

STAMP DUTY from 23rd September 2022

Up to £250,000 - 0%
£250,001 to £925,000 - 5%
£925,001 to £1.5 million – 10%
Over £1.5 million – 12%

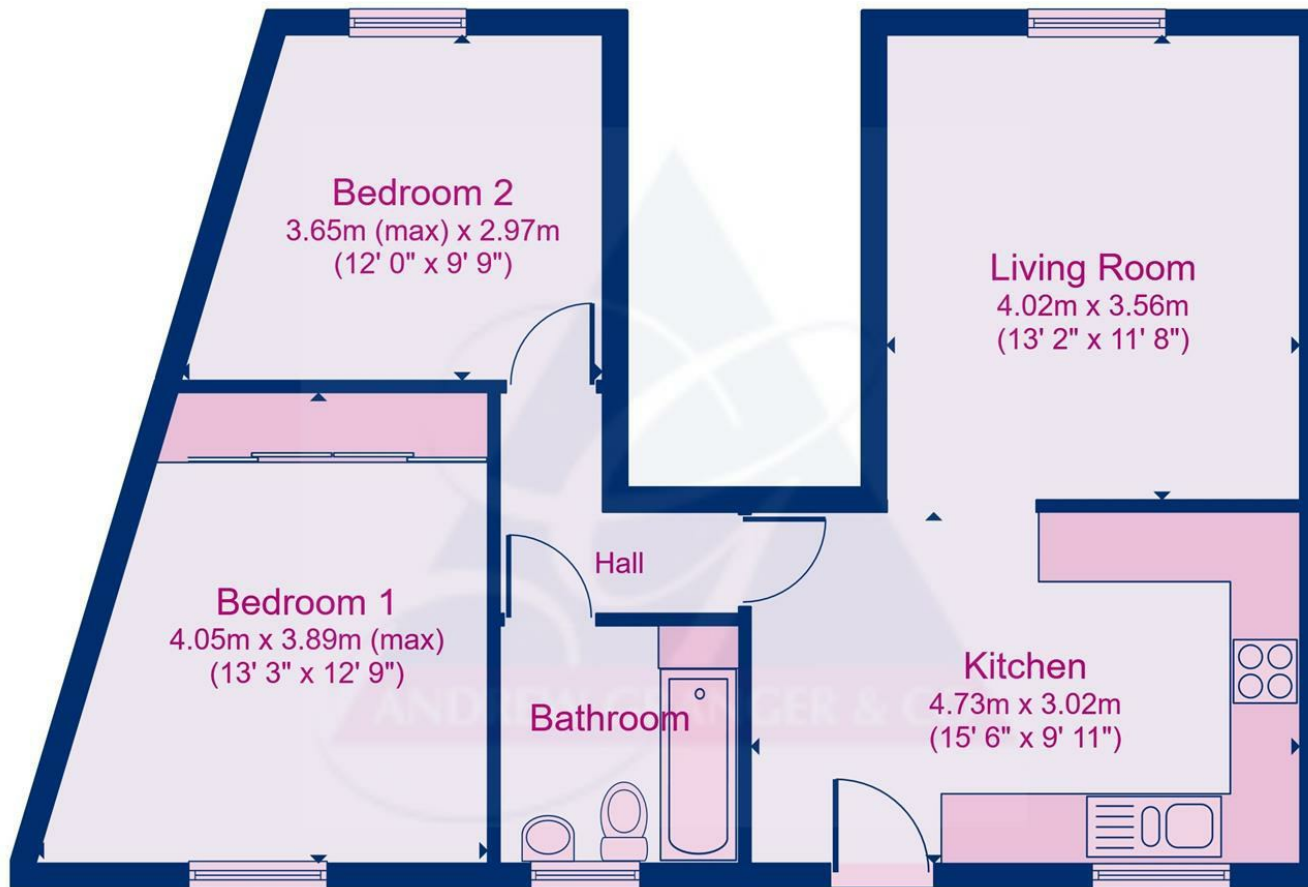
First Time Buyers

UP to £425,000 – 0%
£425,001 to £625,000 – 5%
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:
<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



Floorplan



Ground Floor

Floor area 59.9 sq.m. (644 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - E

Tenure - Leasehold

Council Tax Band - B

Local Authority
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough office on 01509 235534



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