



Burton Hall, Hall Drive | | Burton on the Wolds | LE12 5AZ

Asking price £289,950



**RICHARD  
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A large apartment offering an abundance of space and characterful high ceilings, there is a stunning view from every room over the manicured communal gardens below. This apartment offers two double bedrooms, en-suite and separate bathroom, with large living room and dining kitchen along with the use of beautifully maintained communal gardens. Offered with no chain and being one of only eight apartments in this exclusive hall. This magnificent home boasts spectacular original features of the hall which dates back to circa 1760. Having been an impressive single residence for various notable occupants over the years including a period spent as a nursing home, Burton Hall was converted into separate apartments circa 2002. This property would ideally suit discerning purchasers looking for an impressive yet easy to maintain character property or alternatively for singles, couples and professionals wishing to be well located near to Loughborough, Leicester, Nottingham and Melton Mowbray and also the direct train link from Loughborough station to London St Pancras.

Large First Floor Apartment	Part of the Converted Burton Hall
Grade II Listed	Tenure: Leasehold
Two Double Bedrooms	En-Suite and Separate Bathroom
Large Living Room	Dining Kitchen
Two Parking Spaces	Communal Gardens

Communal Entrance

An impressive and imposing entrance to this wonderful Georgian building through classic stone steps and pillared entrance into the communal entrance hallway used by all residences before reaching private quarters. This area has ornate character features and with the apartment itself having a direct access front door from the rear hallway.

Hallway

Featuring high ceilings and sash windows, as all of the apartment does, this spacious hallway greets you with a wonderful view over the gardens to the rear and countryside beyond.





*"A grand and elegant apartment"*



### **Living Room**

A large room, accentuated by the high ceilings and offering a wonderful view to the rear through a sash window. There is a feature fireplace surround and an open plan layout to the dining kitchen.

### **Dining Kitchen**

Offering a range of wall and base mounted units, with integrated electric oven, hob and extractor. There is space for appliances and a cupboard houses the wall mounted gas central heating boiler.

### **Bathroom**

Fitted with a modern white suite comprising low level flush w/c, wash hand basin and bath, with fully tiled walls and floor.

### **Rear Hallway**

A large rear hallway gives access to the bedrooms -

### **Bedroom 1**

A spacious and impressive bedroom with window to the rear, built in store cupboard and feature original fireplace surround.

### **En-suite**

Fitted with a modern white three piece suite comprising low level flush w/c, wash hand basin and shower cubicle with mixer shower above. There are fully tiled walls and floor.

### **Bedroom 2**

A large double bedroom with window to the rear and a feature fireplace surround.

### **Outside**

The property forms part of an exclusive development within this Grade II listed building, approached along Hall Drive and into a gravel covered communal car parking area where the property for sale has two individual allocated off road parking spaces. A door from the communal hallway leads onto the extensive communal garden areas which are beautifully maintained and look out across open countryside. There is an area with a number of timber sheds, each allocated to an individual apartment whilst the cellar gives way to an allocated storage vault. Many of the ground floor apartments have their own private gardens which are stunningly maintained and add to the overall appeal of this development.







### The Area

Burton on the Wolds is a pretty and popular village with great access to the centre of Loughborough 4 miles, Melton 9 miles and Nottingham 14 miles together with Leicester being 13 miles and the Mainline Railway station in Loughborough 2.5 miles with direct access to London St Pancras in approx 1hr40mins. The village has local facilities such as public house and shop in the village and a good local primary school.

### Extra Information

The property has its own cellar storage area accessed via a communal area. The property is Leasehold and has 103 years remaining. With a service charge of approximately £215.67 per calendar month. The ground rent is £150 per annum payable every 6 months. The Service Charge is to be reviewed in 2027.

To check the Internet and Mobile coverage you can use the following link:

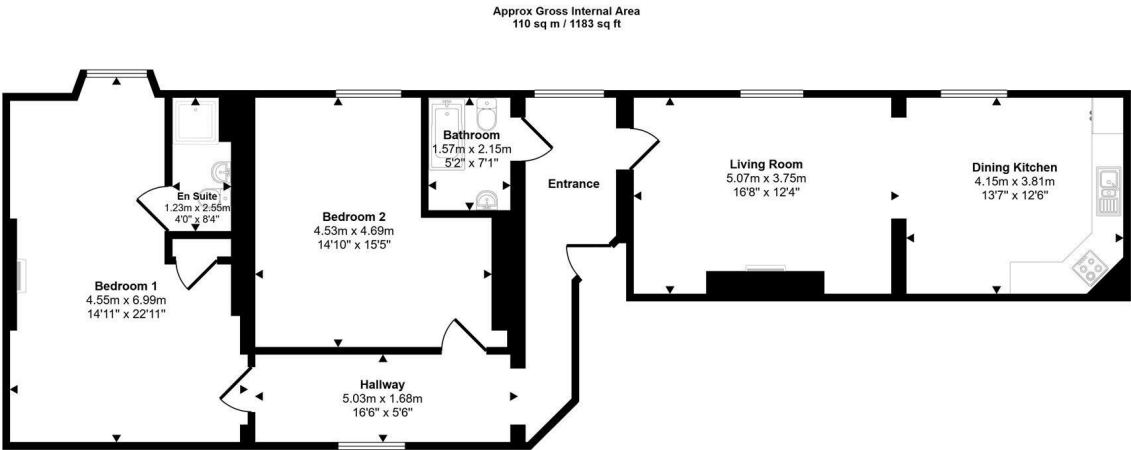
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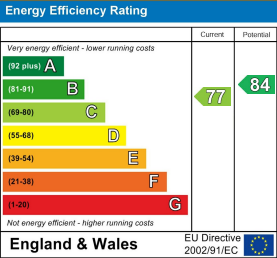
*"An ideal  
Pied-a-terre"*





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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