

property details **approval form**

Apartment 8 Burton Hall , Hall Drive, Burton-On-The-Wolds, Loughborough, Leicestershire, England, LE12 5AZ

Date: 05 December 2025

Property Ref and Version: LBH115388 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£230,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2002.

>> **key features**

- > Upper Floor Apartment
- > Located within Converted Stately Home Grade 2 Listed
- > Two Well-proportioned Bedrooms
- > Kitchen
- > Open Plan Lounge
- > En Suite
- > Family Bathroom
- > Stunning Communal Gardens
- > EPC Rating: D

>> **short description**

**** FOR SALE**** this unique two double bedroomed top floor apartment located within the stunning Burton Hall stately home built in 1760 . The home has been carefully converted in to a range of high quality apartments and is located within stunning communal gardens. Internal viewing recommended!

>> **long description**

William H Brown are delighted to offer for sale this unique two double bedroomed top floor apartment located within the stunning Burton Hall stately home built in 1760, making it a Grade 2 Listed Building. The home has been carefully converted in to a range of high quality apartment and is located within stunning communal gardens. The property is fitted with upvc single glazed windows and gas central heating, along with entrance hallway, large open-plan living room, kitchen, two well proportioned bedrooms, an en-suite and bathroom. The apartment is maintained to a high level by the current owner. Internal viewing is highly recommended to appreciate the accommodation on offer.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance

Entrance is via a communal entrance door into foyer with stairs rising to the top floor.

Lounge

16' 4" x 22' 7" (4.98m x 6.88m)

The lounge has carpeted flooring, coving to the ceiling, single glazed windows and three radiators.

Kitchen Diner

16' 4" x 22' 7" (4.98m x 6.88m)

The kitchen Diner is fitted with a range of base and wall mounted units, electric cooker, gas hob, space and plumbing for washing machine, fridge freezer and vinyl flooring. The dining area has carpeted flooring, a radiator and single glazed windows.

First Floor Landing

The first floor landing has carpeted flooring, stairs rising from the ground floor , a radiator and doors to all rooms.

Bedroom One

16' x 14' 6" (4.88m x 4.42m)

Bedroom one has carpeted flooring, three radiators, a fireplace, storage cupboard, a single glazed window and a door to the ensuite.

En Suite

The ensuite is fitted with a three piece suite comprising of corner shower, low level wc and hand wash basin, tiled walls and ceiling spotlights.

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Bedroom two has carpeted flooring, a radiator, fitted wardrobe with hanging rail and shelving, coving to the ceiling and a single glazed window.

Bathroom

The bathroom is fitted with a three piece suite comprising of corner shower with shower over, low level wc and hand wash basin, storage and a single glazed window.

Outside

Outside of the property has access to stunning communal gardens and a private secure storage unit underneath the building.

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>> **room description**

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>> **property images**



Your William H Brown office: 22-23 Swan Street, LOUGHBOROUGH, Leicestershire, LE11 5BL
T 01509 214686 **E** loughborough@williamhbrown.co.uk

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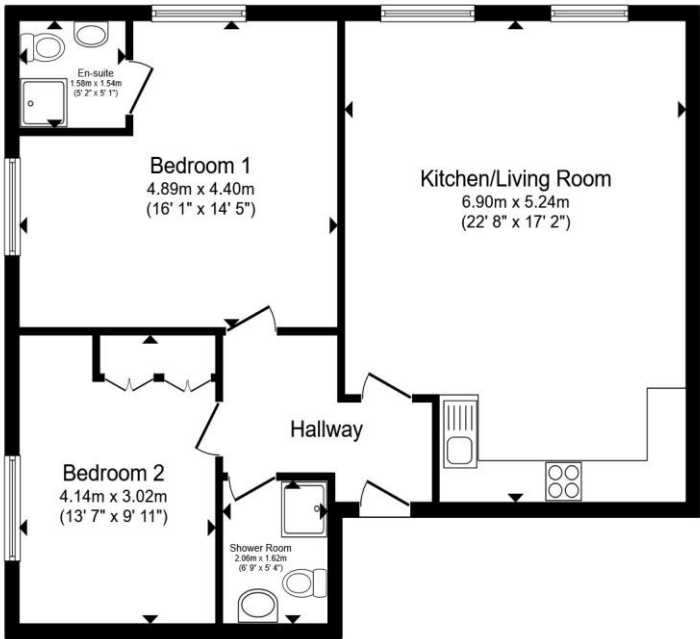
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>> floor plan



Total floor area 78.8 m² (849 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



>> approval

	Signature	Date
Victoria Hodkinson		
Maja Redzimska Countrywide Corporate		