



Farnham House, Quorn



£240,000

- ONE BEDROOM APARTMENT
- SECOND FLOOR
- IMMACULATE PRESENTATION
- FAVOURED COMPLEX
- McCARTHY STONE
- COMMUNAL LOUNGE
- LEASEHOLD
- EPC rating B



This immaculately presented top floor apartment is within an auspicious development on the edge of Quorn and provides exceptional accommodation for the over 55's.

The building feels like a hotel with its provision of a ground floor communal lounge and garden, visitor guest spaces to the front and also a visiting room for those relatives wanting to stay overnight (booking required).

McCarthy Stone have had years of experience with developments like this and have reached the pinnacle in retirement complexes.

Initially on entry, the hallway has a useful double storage cupboard which has the pressurised hot water cylinder and plumbing for a washing machine (Bosch washer/dryer is included in the sale).

The lounge diner spans front to rear and has an easterly aspect and therefore light and bright in the morning with a focal point real flame effect electric fire with modern Creda digitally controlled electric heater adjacent. To the dining section, a Juliet balcony has an inward opening double glazed door and views over the greenery below.



The kitchen is well equipped with an integrated fridge freezer, Bosch electric oven and four ring induction hob, a range of storage cupboard units at both base and eye level.

The bedroom is spacious and again nicely presented and what is of particular note is the walk in wardrobe with rail and shelving. Finally the shower room has an easy access shower cubicle with grab rail and mains shower within with Roca sanitaryware.

Careful care & consideration has been put towards all the occupants in the building and the usual safety features of emergency help are within the property and complex.

To find the property, from Loughborough town centre proceed south along the A6 Derby Road, at the roundabout continue straight on, shortly afterwards turn left in to Farnham House where the property is situated to the rear but accessed from the front via the communal entrance.

HALL

LOUNGE DINER 2.91m x 5.87m (9'6" x 19'4")

KITCHEN 2.29m x 2.09m (7'6" x 6'11")

BEDROOM 3.93m x 3.82m (12'11" x 12'6")

WALK IN WARDROBE 1.39m x 2.45m (4'7" x 8'0")

SHOWER ROOM 1.93m x 2.12m (6'4" x 7'0")



SERVICES & TENURE

All mains services are available and connected to the property with the exception of gas, the heating is programmable electric heaters. The property is leasehold with vacant possession upon completion. The property is let on a 999 year lease from the 1st June 2020, the ground rent is £425 per annum, the ground rent review is the 1st June 2035. The service charge is £2541.96 per annum up to the financial year ending 28/02/2025. The service charge includes an on site visiting house manager, 24 hour emergency call system, water rates for communal areas and apartments, cleaning of communal windows, electricity, heating and lighting to communal areas, upkeep of gardens and grounds, repairs to the internal and external communal areas, contingency fund including internal/external redecoration of communal areas and building insurance. The service charge does not cover external costs such as council tax, electricity or TV licence.

Charnwood Borough Council - Tax Band

DISCLAIMER

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REFERRALS

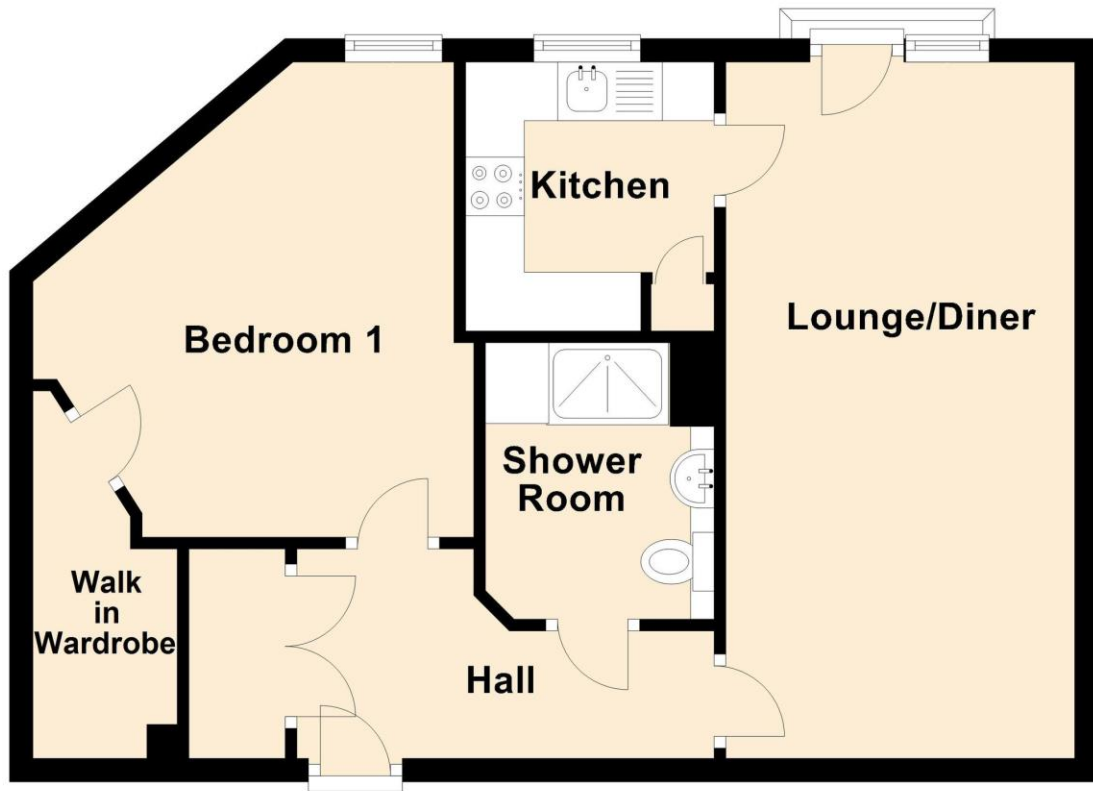
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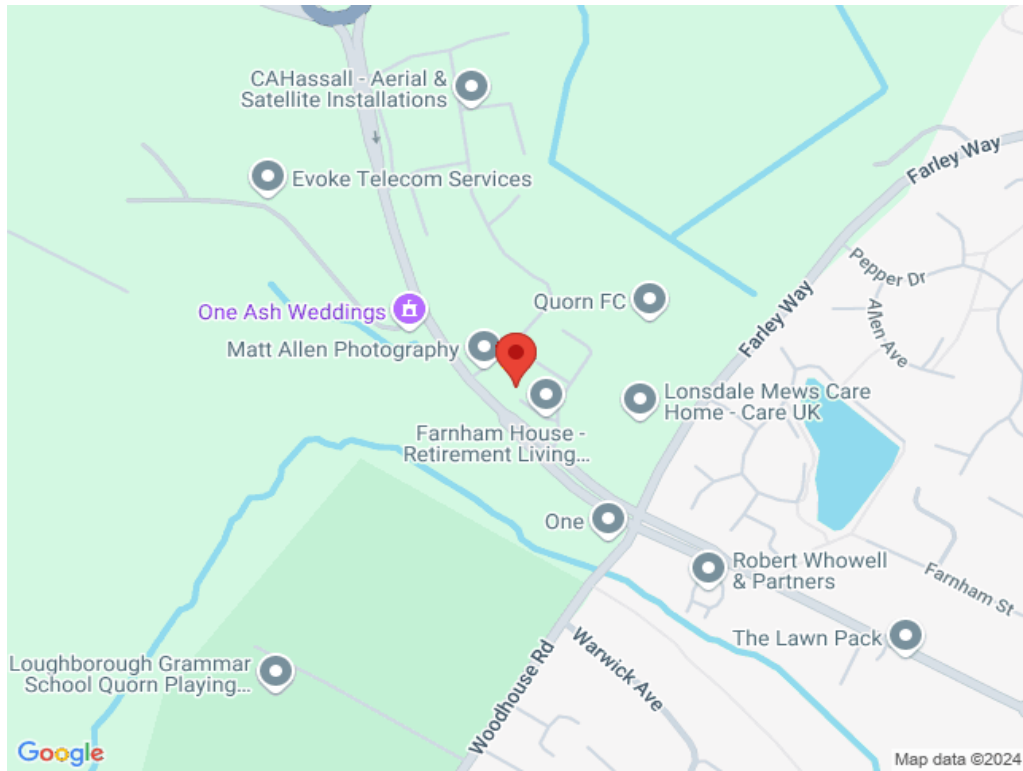


Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 50.6 sq. metres (545.1 sq. feet)



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