



Leicester Road, Quorn



£215,000

- GROUND FLOOR APARTMENT
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- PARKING SPACE
- PAVED GARDEN
- LEASEHOLD
- EPC rating C



This stylish well presented ground floor apartment is a five minute walk to the village and spans an impressive sixty square metres in size providing two double bedrooms and an open plan living kitchen.

Smart tonal wall decoration is complimented by smart contemporary brushed metal light switches and sockets, recessed LED lighting, whilst the shower room has an oversized cubicle.

The property is ideal for those wanting proximity to the centre and would make an ideal first purchase or suit professionals. To the outside, a courtyard garden and parking space. Entry to the property is via a security phone entry system.

On entry, the hallway has a useful under stairs cupboard.

To the kitchen area there are base and eye level cupboard units in a beech finish with an integrated Smeg electric oven and hob with stainless steel extractor hood over, a slimline dishwasher, washing machine and a side by side fridge and freezer. The counter tops are granite with matching splashbacks providing a luxuriant appearance.

Beyond the kitchen the living area is well lit facing due south with a pair of double glazed doors providing access to the paved outside space and parking.



The main bedroom is to the front with four recessed LED lights. The second double bedroom is to the rear with recessed halogen lights, both bedrooms are well presented.

The shower room has full tiling to the walls and floor, a mains shower in a cubicle, ladder design centrally heated towel rail, hidden cistern WC, shaver point and double cupboard below the wash hand basin with illuminated mirror above.

The building has an appealing street scene with metal railings fronting the pavement and the outside space is an added bonus for any apartment.

Tenure: Leasehold. There is a 999 year lease with 982 years remaining (correct as of April 2024). The service charge is £1340.57 per annum. The ground rent is £200 per annum. The managing agent is Butlins Property Services Ltd.

To find the property, Leave Loughborough along the A6 Leicester Road and continue in to the village of Quorn, the apartment is situated just off the centre of the village.

HALLWAY 1.85m x 1.65m (6'1" x 5'5")

LIVING KITCHEN 6.84m x 4.03m (MAX) (22'5" x 13'2")

BEDROOM ONE 3.83m x 3.28m (12'7" x 10'10")

BEDROOM TWO 3.65m x 2.73m (12'0" x 9'0")

SHOWER ROOM 1.85m x 1.7m (6'1" x 5'7")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is Leasehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B. Lease details: 999 and 981 years remaining. The service charge is £1340.57 per annum. The ground rent is £200 per annum. The managing agent is Butlins Property Services Ltd.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

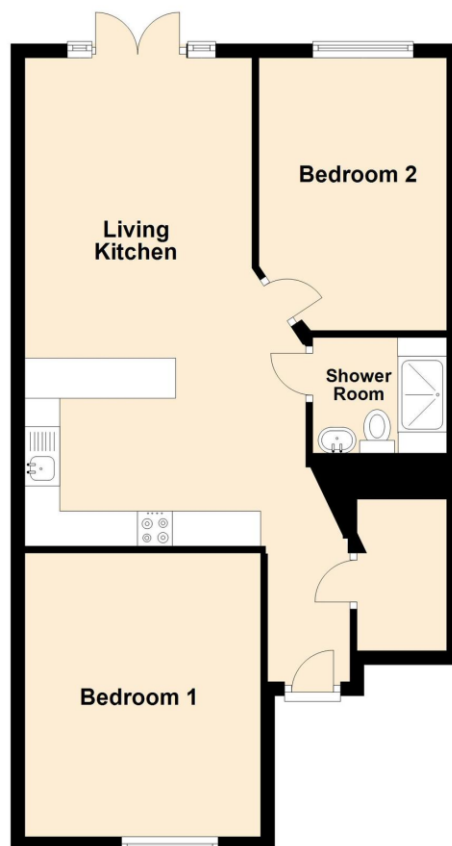
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.4 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk