



## Loughborough Road, Quorn

Loughborough, Leicestershire, LE12 8UE

Prices From £194,950



**NEWTON**FALLOWELL 

**HARTLEYS** 

Part of the **NEWTON**FALLOWELL  Group

REGISTER WITH US FOR DETAILED INFORMATION - Farnham House apartments will feature 27 one-bedroom and 21 two bedroom apartments. They have fully-fitted kitchens with an integrated oven, hob and hood, as well as a fridge and freezer. Enjoy other comfort features including a Sky/Sky+ connection point, double glazed windows and energy efficient heating.

There will be a communal lounge which will be set in the centre of the development and will overlook the beautiful landscaped gardens and terrace. With a House Manager, 24-hour emergency call system and a camera entry system, you can rest assured, feeling safe and secure in your new home.

The development will be fully accessible to all, with lifts to all floors, as well as an onsite car park. We are currently selling our apartments off-plan.

Fitted kitchen - We provide a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

Bedroom - Luxury and comfort are at the core of our bedrooms. We provide generous storage with either a walk-in wardrobe or fitted wardrobe to the main bedroom.

Living Room - Our spacious living rooms are both light and neutral décor, making it is easy to add your own personal touches to your living area.

All your daily necessities are within easy reach, with a Co-op store just down the road and the village centre just 0.3 miles away. In Quorn, there's a local convenience store, post office, chemist, optician, hairdresser and eateries, as well as a medical centre and library.

There are service charges at Farnham House which help to create a superbly kept and pleasant environment among the gardens, grounds and communal areas - please ask for detailed information.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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