



Pipistrelle Drive

Market Bosworth

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- Ground floor waterside apartment
- Open-plan living space
- French doors onto balcony
- Modern kitchen with integrated appliances
- Two double bedrooms
- En-suite and a family bathroom
- Allocated parking
- Close to amenities and marina
- EPC Rating C / Council Tax Band C / Leasehold

General Description

A contemporary two bedroom ground floor waterside apartment with views across Ashby Canal and Bosworth Marina.

The property offers modern, open-plan internal living accommodation to comprise; Entrance hall, open-plan living and dining area with French doors onto balcony and a contemporary fitted kitchen with integrated dishwasher, washing machine and fridge freezer.

There are two good-sized double bedrooms and a family bathroom. The main bedroom boasts en-suite facilities. Externally the property affords one allocated parking space and additional visitors parking.

The property is situated within walking distance of the centre of this historic town, and its sought after amenities to include a range of pubs and eateries, an eclectic mix of boutique shops, and fantastic local schooling.



Accommodation Summary

Entrance Hall

Lounge/Diner

12'5 x 13'2 (3.66m'1.52m x 4.01m)

Kitchen

9'2 x 8' (2.79m x 2.44m)

Bedroom One

11'10 x 9'9' (3.35m'3.05m x 2.74m'2.74m)

Ensuite

Bedroom Two

12'5 x 8'0 (3.66m'1.52m x 2.44m'0.00m)

Bathroom

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471 .

Tenure

Leasehold. 108 years remaining on the lease. Service Charge is £4,621.24 per annum for 2024 (this was higher than average due to Section 20 works being completed) and Ground Rent is £200.00 per annum.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.