



Beaumont Court

Station Road, Market Bosworth

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- An exceptional first floor apartment
- Located in the executive development of Beaumont Court
- Parking for two vehicles
- Contemporary fully fitted kitchen/breakfast room
- Two double bedrooms
- Balcony with views across the countryside beyond.
- Positioned within easy walking distance of local amenities
- EPC Rating B / Council Tax Band E / Leasehold

General Description

Alexanders Market Bosworth are delighted to introduce to the market an exceptional first floor apartment, located in the executive development of Beaumont Court. Located on Station Road a short walk from the market square, this desirable apartment is just one of eight within the block.

Set back from the main road behind established formal gardens, mature borders to the front, and parking area. The property benefits parking for two vehicles and is accessible via a secure entrance porch.

Positioned on the first floor the internal accommodation is well appointed throughout its generous floor area of circa 917 square feet.

The accommodation comprises: entrance hall, contemporary fully fitted kitchen/breakfast room with integrated Smeg appliances and large living and dining room with vaulted ceiling and glazed rear elevation with French doors opening onto a lovely seating balcony with views across school playing fields and countryside beyond.

The main bedroom provides a wide range of Hammonds fitted furniture and en-suite bathroom facilities. There is a second double bedroom with fitted wardrobes, a family shower room and two storage cupboards.

The property is positioned within easy walking distance of amenities including a doctors surgery, coffee shops and restaurants, boutique shops, grocery store and a bank.



Viewings

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

Tenure

Leasehold. Annual Service charge - £2,160.00 and £200 per annum

Local Authority

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

Services

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

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 : 917 sq.ft. (85.2 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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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.



Viewing by appointment only

Alexanders

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