

Alexanders



Grange Court

Desford



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- NO UPWARD CHAIN
- Superb ground floor apartment
- Large proportioned rooms and high ceilings
- Private rear seating terrace
- Four piece en suite bathroom
- Large cellar and external store
- Single garage with electric up and over door
- EPC Rating E / Council Tax Band C / Leasehold

General Description

Alexanders Market Bosworth are favoured to introduce to the market, with NO UPWARD CHAIN, this superb ground floor apartment located within The Grange, in the heart of the old town of Desford opposite St. Martin's Church.

The Grange is an imposing a Grade-II Listed period property constructed in 1799. The apartment itself is classic example of Georgian grandeur with its large proportions and high ceilings and is situated on the ground floor with the private rear seating terrace and large cellar below. There is an allocated single garage with electric up and over door, and free use of a communal outside seating area and external store.

The accommodation is access either from the main communal entrance hall or the private rear door accessed via the car park.

Internally the property comprises: entrance hall, WC, store cupboard leading to dining room, kitchen with integrated fridge/freezer, formal sitting room with gas fire and the main bedroom with four piece en suite bathroom.



Location

The village of Desford has an array of shops, public houses and eateries, along with a doctors surgery, dental practice, and pharmacy. There are good transport links with easy access to Leicester and the M1 motorway, and also a bus service to Leicester and Market Bosworth.

Viewings

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

Tenure

Leasehold. 91 years remaining on lease. Ground rent £1,200 per annum.

Local Authority

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

Services

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

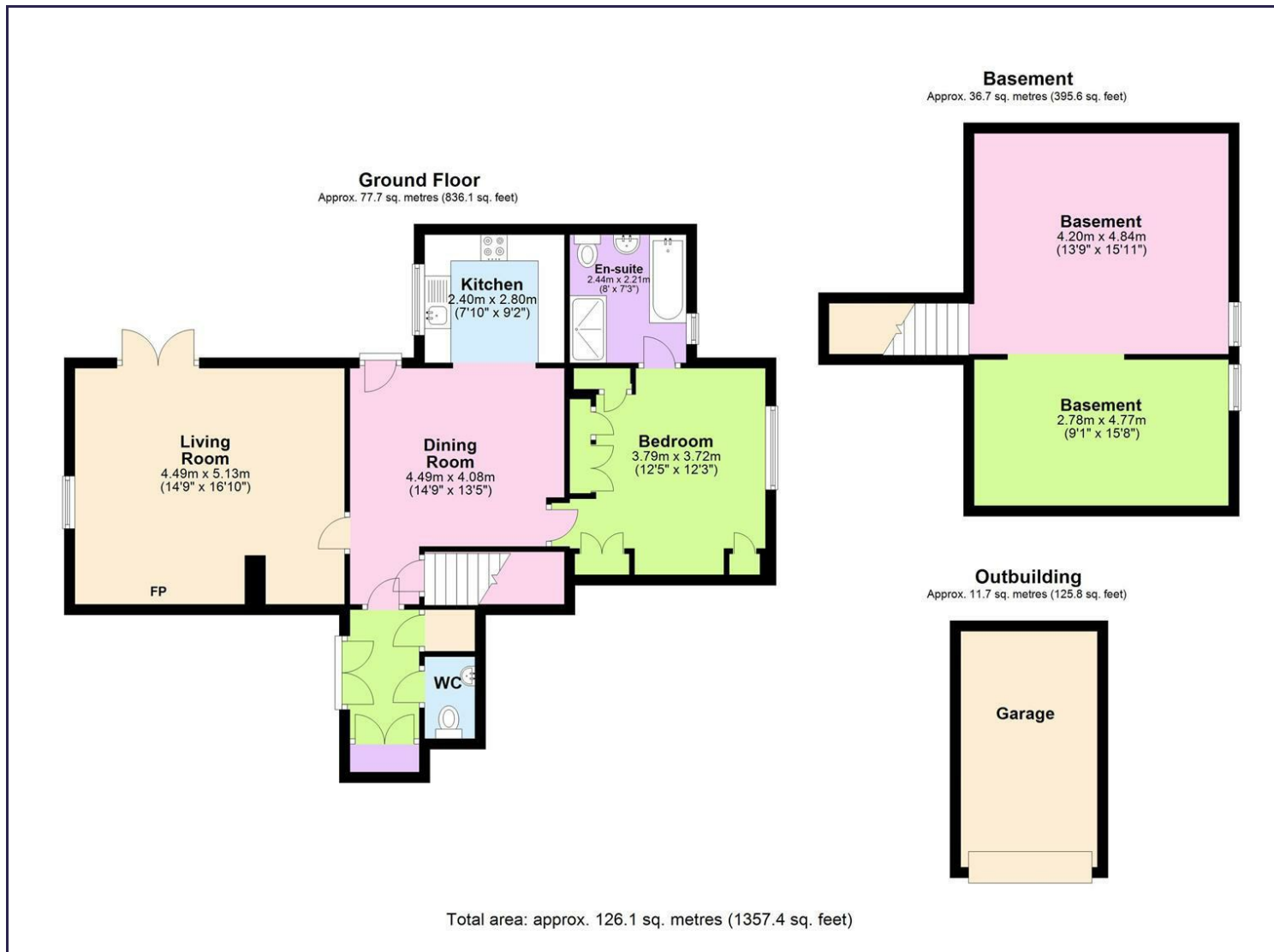
Measurements

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.





Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

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.