



Flat 5 'The George', Market Place, Belton, Leicestershire, LE12 9GR

£157,500

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Property at a glance

- Grade II Listed
- Exposed Beams
- Off-Road Parking
- Council Tax Band*: A
- Two Bedroom Apartment
- Large Shower Room
- Offered With No Upward Chain
- Price: £157,500

Overview

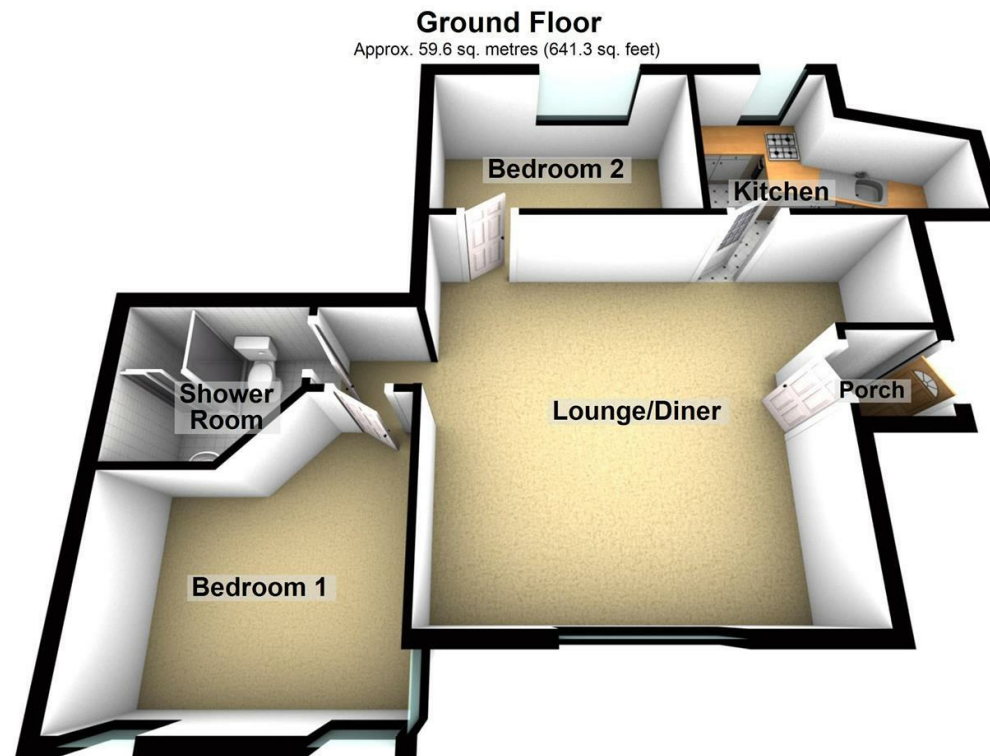
"The George" Market Place Belton, is a stunning redevelopment of a grade II listed building that was formerly a public house and hotel believed to date back to 1753. The process of conversion was driven by desire to retain the very best of the original building whilst wishing to provide modern and contemporary interiors. The result is a development which is sympathetic to the past, as evidenced by the wealth of original features which remain, but very much of the 21st century as attested by the high specification finish. Enjoying the benefits of being located in the traditional heart of this favored and established Leicestershire village. The apartment has an entrance foyer leading to the first floor open plan living/dining space with a kitchen and two bedrooms facilitated by a shower room. Outside are communal gardens, a bin store and parking.

Location**

Belton is a small village in North West Leicestershire there is a Church of England Primary school which caters for children aged 4 to 10 but children can travel by bus to Shepshed High School once they pass into secondary school. The church is a fine old edifice, with tower and spire; and contains a monument of Roesia de Verdun, the founder of Grace-Dieu nunnery. The village is also home to a doctors surgery and The Queens Head which is a gastro pub situated in the heart of the village. A former coaches inn. Nearest Airport: East Midlands (4.5 miles). Nearest Train Station: Loughborough (7.8 miles). Nearest Town/City: Shepshed (3.2 miles). Nearest Motorway: M1 (23a)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



Total area: approx. 59.6 sq. metres (641.3 sq. feet)

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Detailed Accommodation

ACCOMMODATION

Living Space/Dining Area

16'2" x 16'5" narrowing to 12'11" (4.93m x 5.00m narrowing to 3.94m)

Having a set of timber framed windows to front, exposed timber beams and granting access to the entire accommodation.

Kitchen

7'10" x 11'0" (maximum) (2.39m x 3.35m (maximum))

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces; a gas fire central heating boiler, four ring gas hob with extractor hood over, electric double oven and grill, space and plumbing for appliances, sink and drainer unit with tiled splashbacks and tile effect vinyl flooring with a timber framed window to the rear.

Bedroom One

10'7" x 11'9" (3.23m x 3.58m)

Having timber framed windows to front and side with exposed timber beams.

Bedroom Two

11'7" x 7'3" (3.53m x 2.21m)

Having a timber framed Velux skylight and a further timber framed window to rear.

Shower Room

6'3" x 8'1" (1.91m x 2.46m)

Comprising a low level push button WC, corner shower enclosure, pedestal wash hand basin with tiled splashbacks with exposed timber beams, timber effect vinyl flooring, Velux skylight, extractor fan and chrome heated towel rail.

Off Road Parking

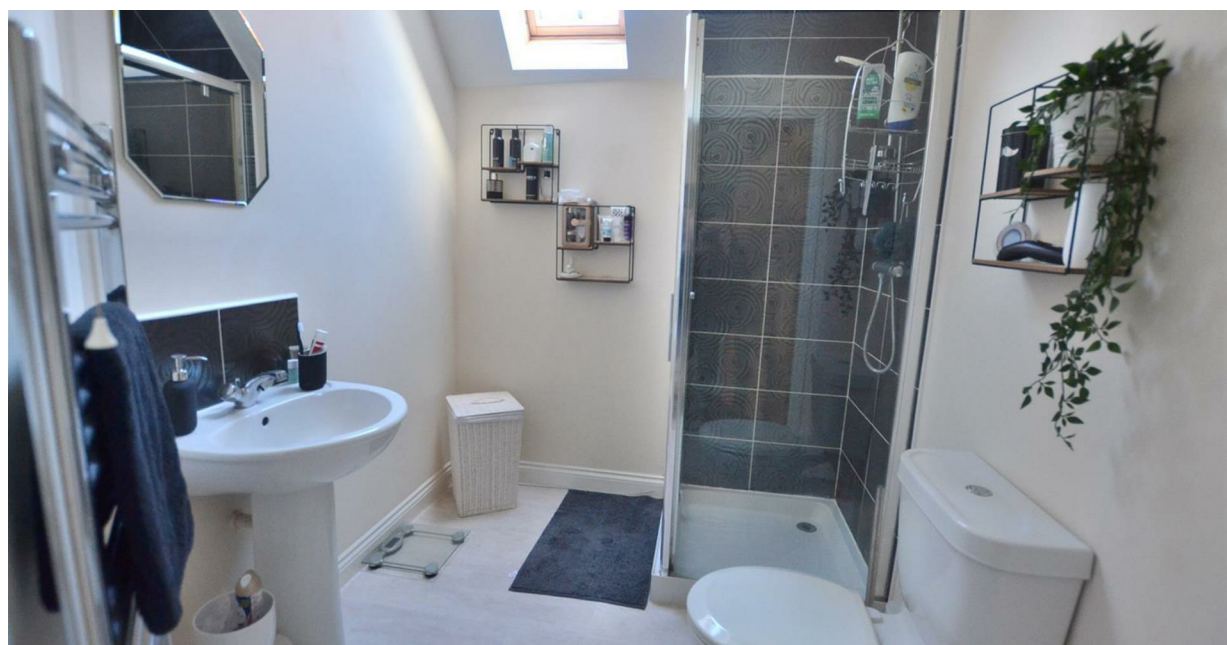
There is a designated space for off road parking for one vehicle plus a visitor space and granting access to a recycling shelter.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

The property currently has a tenant in situ, with a rent of £750pcm.

We understand by the vendor that the property is held on the balance of a 999 year lease (985 years remaining)

There is a service/ management charge/ ground rent of £888.72 per annum. The details of which should be verified by your legal advisors.

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Thinking of Selling?

For a free valuation of your property with no obligation
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