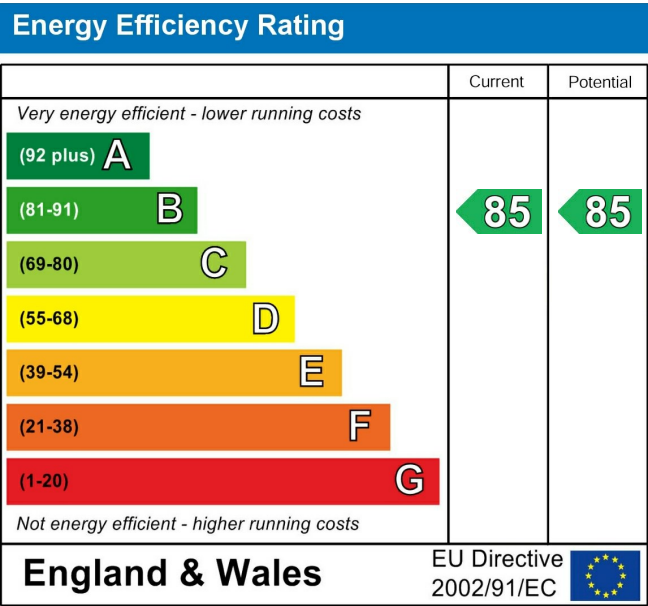
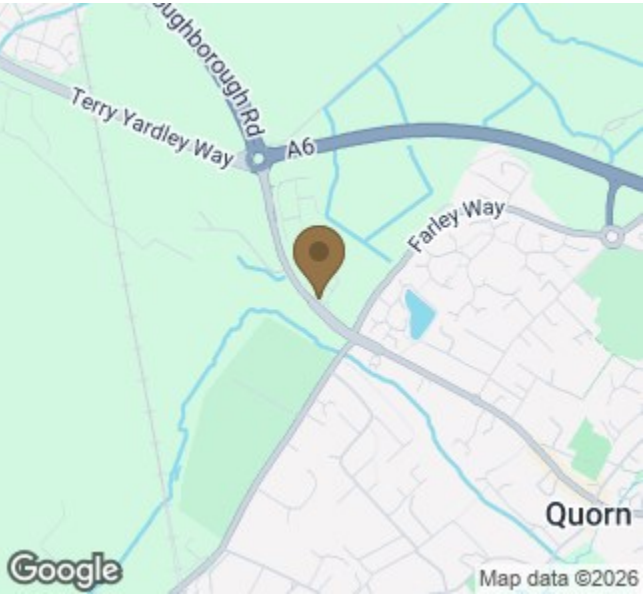
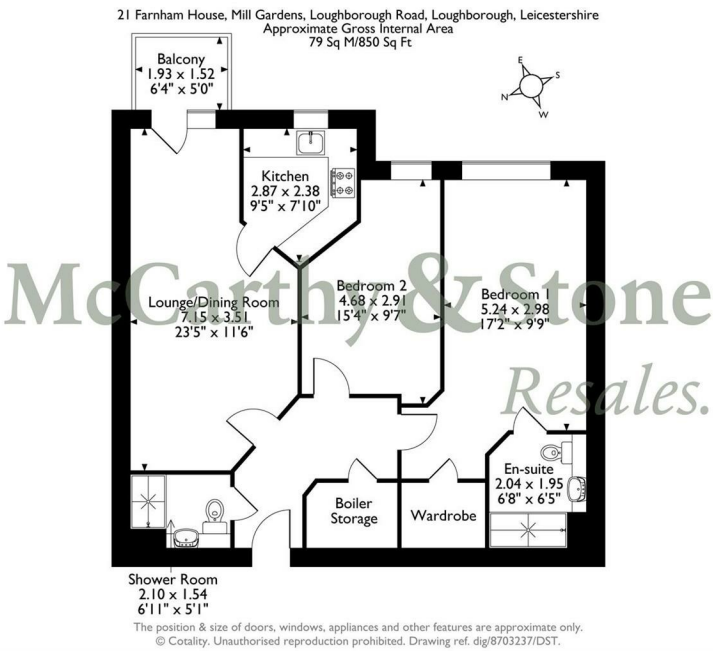




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



21 Farnham House

Loughborough Road, Quorn, LE12 8XH

2 2 **Council Tax Band: C**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 21 Farnham House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £280,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautiful two bedroom apartment with sunny south east facing aspect, walk out balcony and garden outlook.
- On site house manager
- Landscaped gardens
- Ideally situated just 300m from the High Street
- Stylish communal areas and outdoor spaces
- Exclusive gated community
- Guest suite for family and friends
- pets are welcome
- 24/7 call system
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

21 Farnham House, Quorn

 2 |  2 | Asking price £280,000

Farnham House

Situated on Loughborough Road in the stunning village of Quorn, Farnham House is a superb Retirement Living community exclusively for the over 60's. Set in the heart of the Charnwood Forest, Quorn is a quiet and scenic spot, while also offering multitude of amenities, entertainment and attractions right on the doorstep, making the idea location for your retirement.

This Retirement Living development in Quorn offers safe, secure, luxurious and low maintenance retirement homes. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socialising. There are lifts to all floors as well as car parking onsite - including guest parking. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too.

Local area

Quorn is a stunning village in Leicestershire, just 10 miles north of Leicester and 3 miles south of Loughborough. Set in the heart of the Charnwood Forest, Quorn is a quiet and scenic spot, making it the ideal location for our latest McCarthy & Stone Retirement Living development. 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.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this beautifully presented two bedroom first floor apartment. Spacious lounge with access to a walk-out balcony enjoying views of the well maintained gardens. A modern kitchen with built in appliances. Two generously sized bedrooms, principle bedroom has a walk-in-wardrobe and an ensuite shower room. A further double bedroom which would also be perfect for use as a dining room or study and a guest shower room, The utility cupboard is accessed from the hall, housing a washer/dryer.

Landscaped Gardens

The communal lounge opens onto beautiful, landscaped

gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Social Lifestyle

At Farnham House you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,834.87 for the financial year ending 31/3/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease information

999 year lease from 1st June 2020
Ground rent: £495.00 per annum
Ground rent review: 1st June 2035

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

