

Alexanders
MarketMakers.

Pipistrelle Drive
Market Bosworth

- Low maintenance contemporary living
- Situated on the outskirts of Market Bosworth
- Stunning waterside views
- Immaculate internal presentation
- Spacious kitchen/living room
- Two double bedrooms, en suite and bathroom
- Two allocated parking spaces
- Appealing to first time buyers or investors
- EPC Rating C / Council Tax Band C / Leasehold

A well presented two bedroom, two bathroom apartment enjoying stunning westerly views.

Appealing not only to first-time buyers and investors, but also those looking for a bolt hole in the area, this beautifully presented property affords contemporary low maintenance living accommodation to briefly comprise; entrance hall, spacious kitchen/living room with Juliet balcony, two double bedrooms, the main affording an en suite, and a separate family bathroom. Externally, the property benefits from two allocated parking spaces.

Overlooking the Ashby Canal, and enjoying stunning far reaching views on the outskirts of the desirable market town of Market Bosworth, this contemporary apartment offers an excellent opportunity for low maintenance living. The area is well-known for its schooling, including The Dixie Grammar School and The Market Bosworth School, and the property is perfectly positioned for those seeking quality education within a strong, supportive community. Healthcare facilities on offer include a doctor's surgery, a pharmacy and a dental practice, whilst the bustling village square with its independent boutiques and eateries and regular community events provide a warm, neighbourly atmosphere.













Method of Sale:
The property is offered for sale by Private Treaty.

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.

Tenure:
The property is being sold Leasehold the following fees apply: Ground Rent £150 per annum and Service Charge £1496 per annum.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

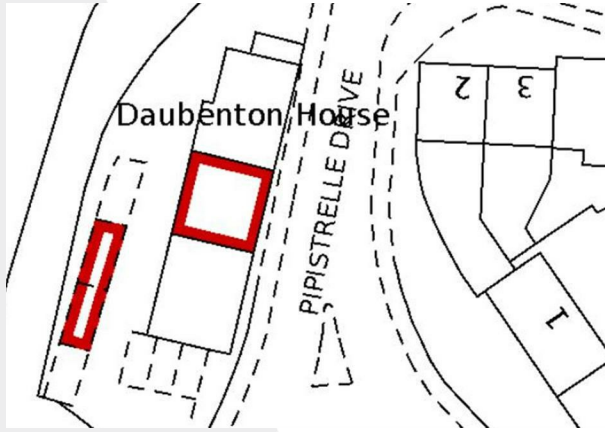
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

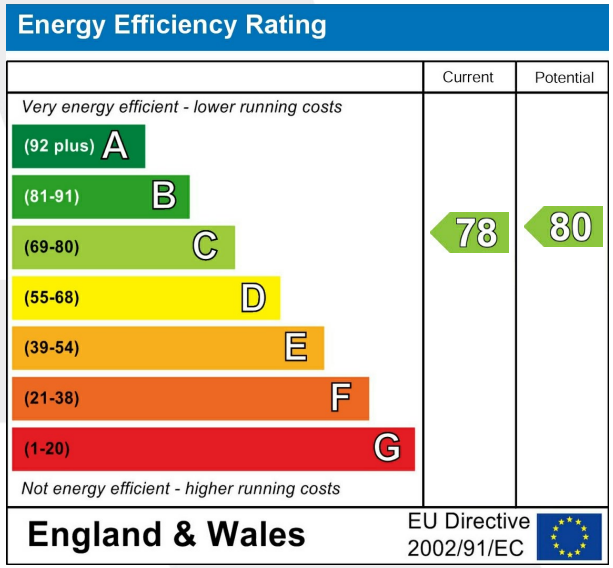
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

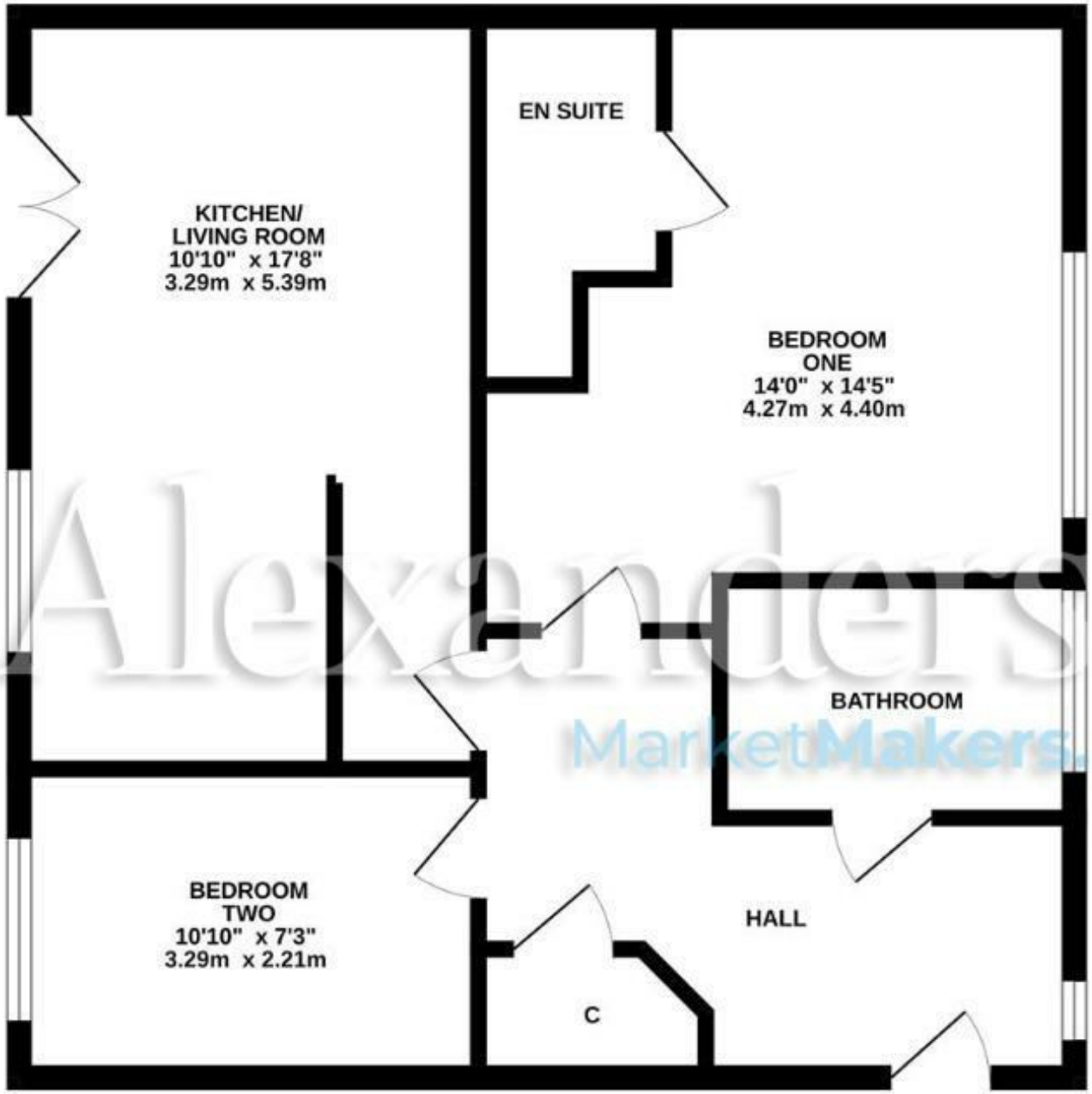
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







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TOTAL FLOOR AREA : 618 sq.ft. (57.5 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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