

2 Beaumont Court,
Station Road,
Market Bosworth,
CV13 0LT.





GENERAL

A truly fantastic apartment located close to the heart of Market Bosworth. 2 Beaumont Court is a sensational first floor apartment with a quite spectacular living room with full height ceiling from which the superb views can be enjoyed. The accommodation briefly includes a large living room opening onto a balcony, breakfast kitchen, spacious main bedroom with en-suite, second double room and family shower room. The apartment has underfloor heating throughout which allows for maximum flexibility as to how furniture is arranged, whilst creating a lovely living environment. The apartment block is set in well tended gardens and has two allocated parking spaces.



LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar and there is also an excellent High School and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls. To the West of Market Bosworth is a marina. There is a large country park close to the property overlooked by the historic Bosworth Hall.

THE APARTMENT

The apartment is located on the first floor. Accessed via a secure entrance door with intercom entry. Stairs lead upstairs to the apartment.

ENTRANCE HALLWAY

With doors off to the living accommodation. Attic hatch with pull down ladder leading to boarded loft space. Two large useful storage cupboards and solid hardwood flooring.

SITTING ROOM

19'07 x 14'10

This is quite a spectacular room with full height ceiling and large picture windows which entirely fills one wall providing a superb vista from which to enjoy the views. Double door to the balcony. The room also benefits from solid hardwood flooring.

BREAKFAST KITCHEN

14'06 x 10'01

With window to the rear overlooking the playing fields and views beyond. Fitted with a range of white base and wall units with soft closing doors and drawers. There are

integrated appliances to include Smeg five ring gas hob with extractor over, Beko double oven, dishwasher, washing machine and an integrated fridge/freezer. Tiled finish to floor and spot lighting.

BEDROOM ONE

18'07 x 10'08

A great size room with large bay window to the front, two banks of fitted wardrobes and door to the en-suite bathroom.

EN-SUITE

With suite comprising panelled bath with glass screen and shower over. low flush lavatory and wash hand basin set in a vanity unit. Tiled flooring, electric heated towel rail and window to the side.

BEDROOM TWO

10'02 x 12'06 max 9'04 min to wardrobes

With window to the front and a fitted wardrobe space.

SHOWER ROOM

With corner shower cubicle and sliding glass doors, low flush lavatory and wash hand basin mounted within a vanity unit. Tiled flooring and electric heated towel rail.

OUTSIDE

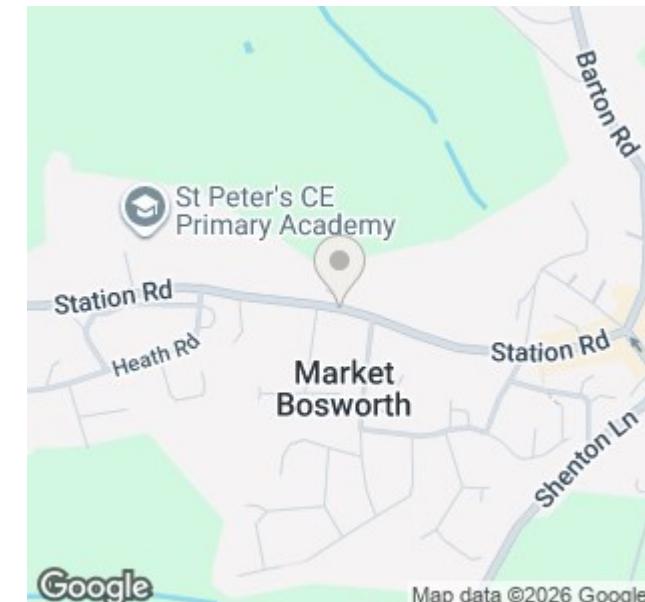
The apartment has two allocated parking space to the front of the block.

IMPORTANT INFORMATION

The lease runs for 125 years from 2007, there is also a lease easement for 2 parking spaces. Service Charge is currently £206 per month and ground rent is approx. £200 per year.

COUNCIL TAX

Hinckley & Bosworth - Band E



Energy Efficiency Rating

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







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