



Sinclair

5 Castle Gate Mews Loughborough Road, Mountsorrel, Leicestershire,
LE12 7AS

£192,000

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Property at a glance

- Ideal Investment/FTB/Retirement Property
- Luxury Appointed Ground Floor Apartment
- Nr. Waitrose and A6 Link
- G.C.Heating & Dble Glazing
- Solid Oak Doors Throughout
- No Upward Chain
- Council Tax Band*: C
- Price: £192,000

Overview

A luxury appointed ground floor two bedroom apartment forming part of this exclusive development and situated with ease of access to both, Mountsorrel and Quorn village centres with added benefit of Waitrose being opposite. Offered with no upward chain. the apartment would make an ideal purchase for first time buyer, investment purchaser or a retired buyer looking for 'lock up and go' property . The accommodation comprises entrance into an open-plan living dining kitchen with quality built-in kitchen with granite worktops, two good sized bedrooms with central 'Jack & Jill' shower room. Outside there is communal seating space, allocated parking and visitor parking to the front. EPC RATING C.

Location**

Mountsorrel is a village south of Loughborough in Charnwood, surrounding a steep hill, once crowned by a castle and renowned for the Butter Market in the village centre as well as its granite quarry, the largest in Europe. The village is well serviced with a number of shops, hairdressers, restaurants, cafes and pubs; there is a fishing shop as the sport is popular due to the proximity of the River Soar. A leisure centre provides excellent facilities and runs many activities for all ages. The primary school is St Peter's Church of England. Nearest Airport: East Midlands (13.6 miles). Nearest Train Station: Sileby: (2 miles). Nearest Town/City: Loughborough (5.1 miles). Nearest Motorway: M1 (J23)



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

Ground Floor



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Detailed Accommodation

STORM PORCH

Wall mounted lantern light and solid timber door through to the open plan living space of the apartment.

OPEN PLAN LIVING SPACE

23'2 max (18'9 min) x 13'6 (7.06m max (5.72m min) x 4.11m)

This open plan living space could accommodate various layouts with space for dining, lounge and study areas. The fitted kitchen has a range of wall and base units, granite work surfaces with matching upstand, inset one and a half bowl sink unit with chrome mixer tap over, a range of appliances including a Bosch hob with oven under and extractor fan over, slim line dishwasher, fridge and washing machine. To the main living space there are two radiators, two uPVC double glazed windows with fitted blinds and oak doors accessing the two double bedrooms (inter connected by a Jack and Jill shower room).

BEDROOM ONE

12'6 x 10 (3.81m x 3.05m)

Three uPVC double glazed windows to two elevations, built in cupboards/wardrobes, radiator, oak door accessing the Jack and Jill shower room.

SHOWER ROOM

Fitted with a walk-in shower enclosure with thermostatic shower and door screening, low flush wc, vanity wash hand basin with cupboards under, chrome heated towel rail and oak door accessing bedroom two.

BEDROOM TWO

10 x 12'6 (3.05m x 3.81m)

uPVC double glazed window, radiator and oak door accessing the main living space.

OUTSIDE

Castle Gate Mews is a selected development with pillar access to a block paved car park for the development with allocated parking space. There are communal landscaped gardens with slabbed pathways and raised railway sleeper planting beds.

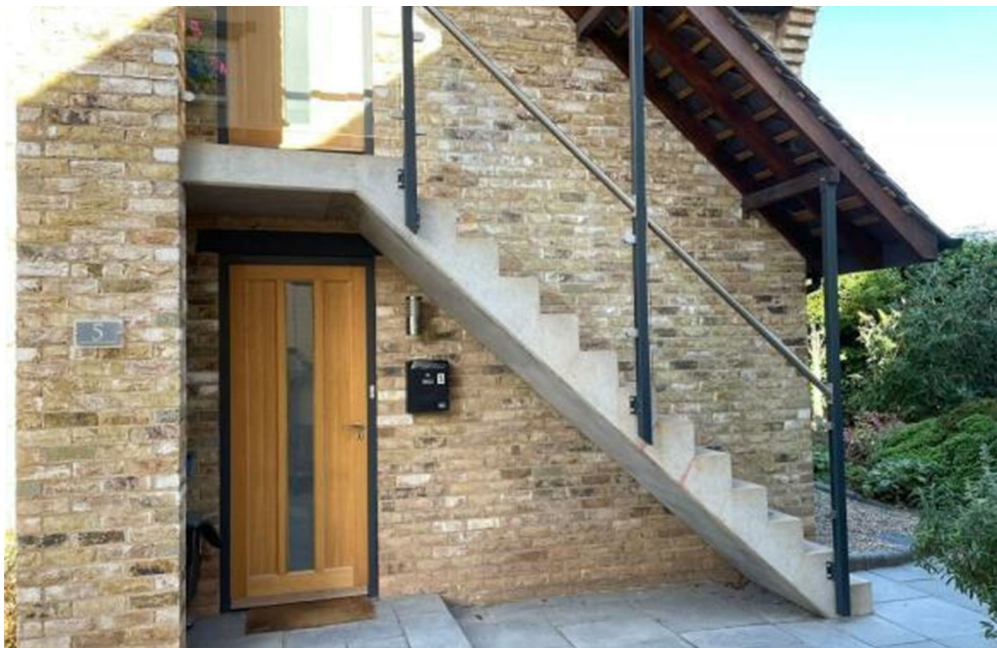
TENURE

We are advised by the vendors that the property is held leasehold on the balance of 125 years with 122 year remaining. There is a management charge of £50 per month for the

development and Ground Rent of £10 per year. The ownership will also secure part of the Freehold interest as part of the transaction.

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (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 |  |

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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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

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Thinking of Selling?

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