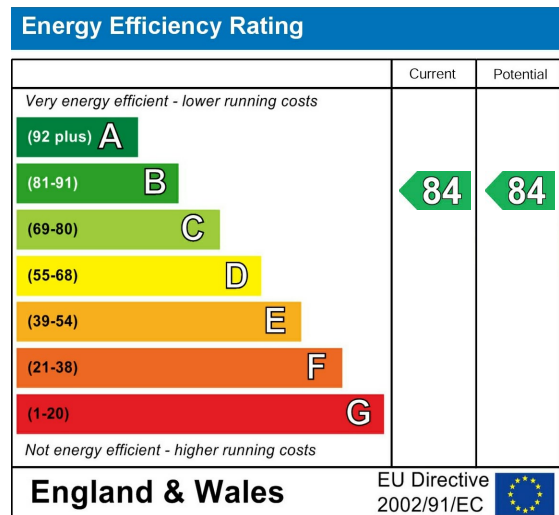




Council Tax Band: C
Holding Deposit*: £150
Security Deposit:** £2,682
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

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 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. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



24 Farnham House

Loughborough Road, Quorn, LE12 8XH

A beautifully bright and spacious TWO BEDROOM apartment situated on the first floor within a large balcony.

Rental Price

£2,325 PCM

No service charge payable.
Property is unfurnished.

Call us on 0800 8100 174
to find out more.

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- Beautiful two bedroom apartment
- 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

McCarthy & Stone
Welcome Home.

Farnham House, Loughborough Road, Quorn

About Farnham House

Situated on Loughborough Road in the stunning village of Quorn, Mill Gardens & Farnham House is a superb Retirement Living community exclusively for the over 60's, offering a collection of 3 one bedroom and 9 two bedroom bungalows available for sale, plus 27 one bedroom and 21 two bedroom apartments available for sale or for rent. 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, exclusive to the over the 60s. 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.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker



and easier to move in and out

- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

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.

About 24 Farnham House

Well-presented two-bedroom apartment situated on the first floor of Farnham House, a McCarthy Stone Retirement Living development in Quorn. The apartment offers a spacious open-plan living and dining area, creating a bright and welcoming space to relax or entertain, alongside a modern fully fitted kitchen with integrated appliances. Both bedrooms are well proportioned, with useful fitted storage, while the contemporary shower room features a convenient level-access walk-in shower. The apartment also benefits from additional storage and thoughtful design features throughout, creating a comfortable and practical home for retirement living.



2 bed | Rental Price £2,325 PCM

What's is included at the development ?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

Moving Made Easy

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 to.
- 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.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

