

Warner Street | | Barrow Upon Soar | LE12 8PB

Asking price £159,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A unique, two bedroom ground floor maisonette, with a gated garden area and allocated parking space within a gated courtyard. This luxury property ideally suits those looking for ground floor, low maintenance living, with ease of access to the numerous shops, pubs, cafes and picturesque walks within the village. The village train station offers direct link to Leicester and change for London St Pancras. The property has gas heating, double glazing and is offered with no chain and accommodation including a vast open plan living/dining room and kitchen, two bedrooms and bathroom.

- Luxury Ground Floor Maisonette
- Central Village Position
- Close to Numerous Amenities
- Luxury High Quality Finish
- Vast Open Plan Living/Dining
- Fitted Kitchen
- Two Bedrooms
- Communal Gardens
- Gated Parking Space
- No Upward Chain

Entrance
With a glazed door entering from the secure gated garden area at the front.

Living/ Dining Area
Offering a vast open plan space, with window to the front, high quality floor covering, ample space for living and dining room furniture, and open plan to the kitchen.

Kitchen
Featuring a range of contemporary wall and base mounted units, finished in a soft blue colour tone, with contrasting rolled edge worktops and tiled splashbacks, integrated oven, hob and extractor. There is a window to the rear, fridge and dishwasher.

Bedroom 1
A spacious room with window toward the front.

Bedroom 2
A good sized room with window to the rear.

Bathroom
A three-piece suite with a wash hand basin, low flush W/c and tiled surround bath with shower over.

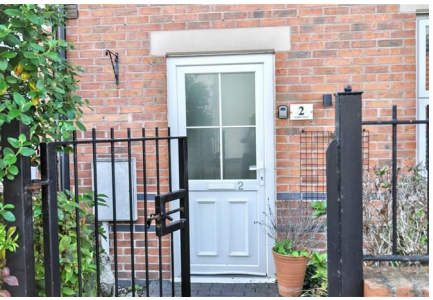






'A Luxury Ground Floor Maisonette'











Outside

To the front of the property is an area of garden, which whilst officially forming part of the communal gardens, gives a feeling of privacy and security as an area to enjoy and with a gated entrance gate and matching railings. There are further communal garden areas and bin stores to the rear of the building and electrically operated vehicle gates, providing access to the car park where there is an allocated space.

The Area

The property is set within a short walk to the village centre, with its vast array of shops, pharmacy, doctors, dentist and mini supermarkets. The village primary school is Hall Orchard, whilst the secondary school is Humphrey Perkins. The train station provides links to Loughborough and Leicester, onward to London St. Pancras, whilst the excellent road network of the A6 and A606 gives ease of access to the county. The M1/M69 is also easily accessible.

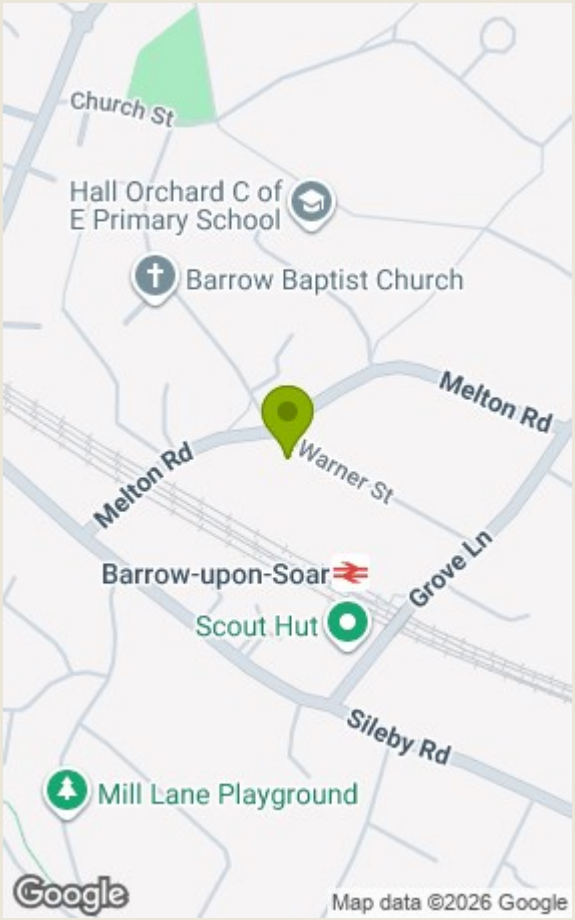
Extra Information

• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

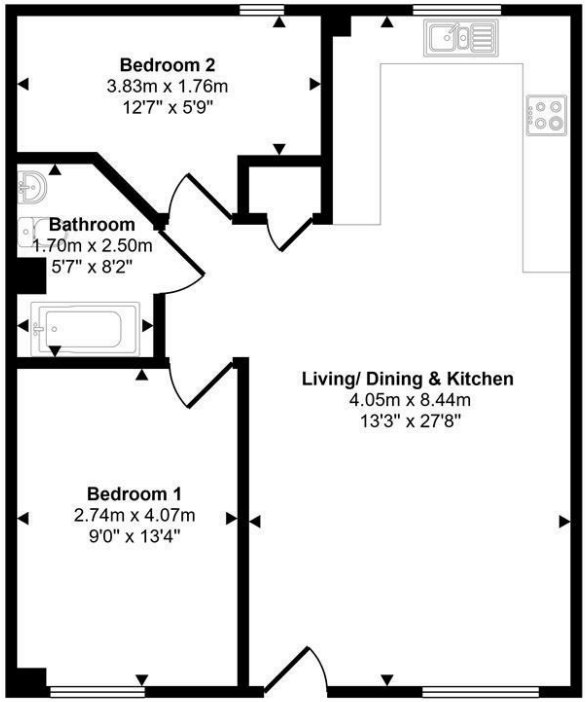
Lease Details

The Vendor informs us the Property is leasehold with approx 982 years remaining, and that the service/maintenance charge rent totals approx £90.80pcm, reviewed each year in November. All details should be checked and verified by your conveyancing solicitor before agreeing to purchase.



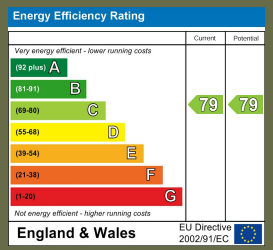


Approx Gross Internal Area
59 sq m / 637 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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