



6 St Peters Court,
Market Bosworth,
CV13 0LG.





GENERAL

A stylish first floor apartment located in St Peters Court, and just a short walk from the centre of Market Bosworth. The apartment is in a lovely peaceful setting next door to St Peter's Church and overlooking the magnificent Palladian Bosworth Hall. The warm, welcoming apartment has entrance from the communal hallway. The accommodation briefly includes an impressive reception hall, a well proportioned sitting / dining room, three double bedrooms, luxurious bathroom and en-suite to main bedroom and a well equipped kitchen. The property is being sold with no upward chain.

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 a High School rated by OFSTED as "outstanding" and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

THE APARTMENT

The accommodation is arranged as follows. Front door opening into an reception hallway.



RECEPTION HALL

An impressive introduction to the apartment. There is large cloaks cupboard with hanging rail and shelving. Doors to the reception rooms and bedrooms.

SITTING / DINING ROOM

18'04 x 13'08

A charming well proportioned room with views towards Bosworth Hall. The sitting room has feature fireplace housing electric fire, duel windows to the front and central heating radiators.

KITCHEN

11'08 x 8'08

The kitchen area is fitted with a comprehensive range of cream base and wall units with quartz working surfaces over. Integrated appliances include a stainless steel range cooker, CDA microwave, CDA dishwasher and fridge freezer. There is an inset Belfast sink with mixer tap. Window to the front and central heating radiator.

BEDROOM ONE

11'09 x 9'2 to wardrobes

There is a generous range of fitted furniture including wardrobes, window to the rear and central heating radiator. Door to the en-suite shower room.

EN-SUITE

With large shower cubicle, vanity unit housing wash hand basin and low flush lavatory, cupboard housing the central heating boiler. Heated chrome ladder style towel rail and window to the rear.

BEDROOM TWO

11'09 x 9'00

Modern fitted wardrobes, window to the rear and central heating radiator.

BEDROOM THREE

11'08 x 8'08

Window to the front and central heating radiator.

BATHROOM

A luxurious bathroom with suite comprising a panelled bath with shower over, vanity unit housing wash hand basin and low flush lavatory. Heated chrome ladder style towel rail.

PARKING

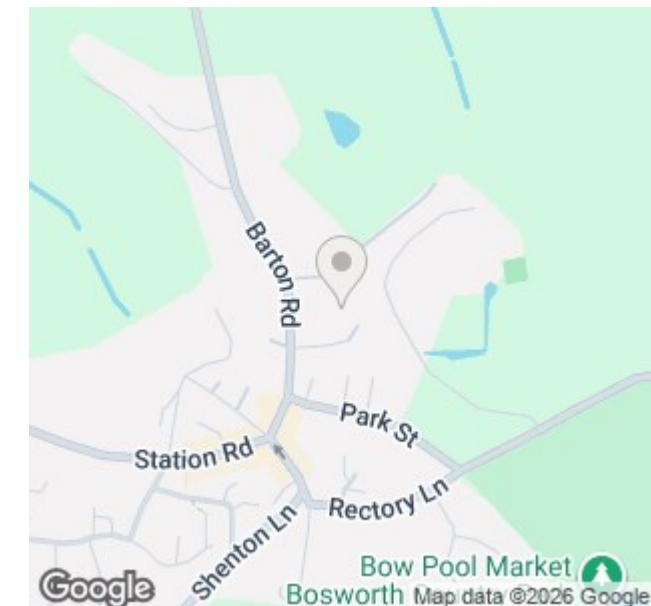
There is ample private parking available for residents and guests.

COUNCIL TAX

Hinckley & Bosworth - Band D

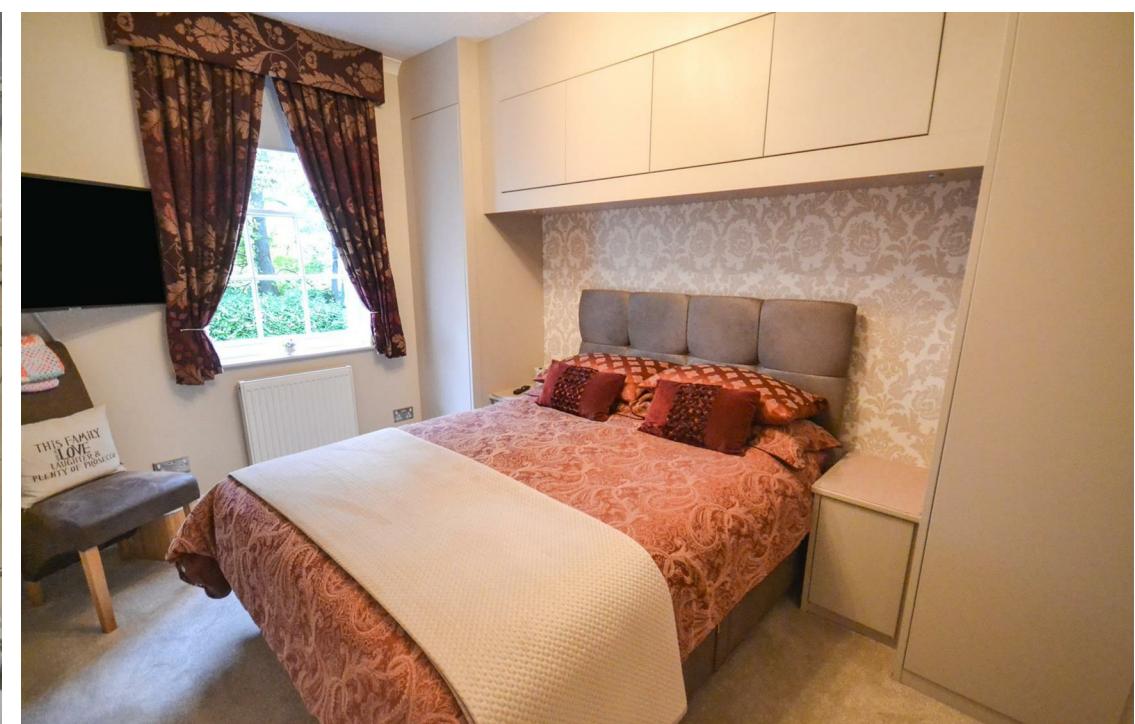
IMPORTANT NOTES

We understand that the apartment is held on a 999 year lease dating from November 1994. There is a ground rent of £50 per annum and the service charge is currently running at £1,264.00 per annum.

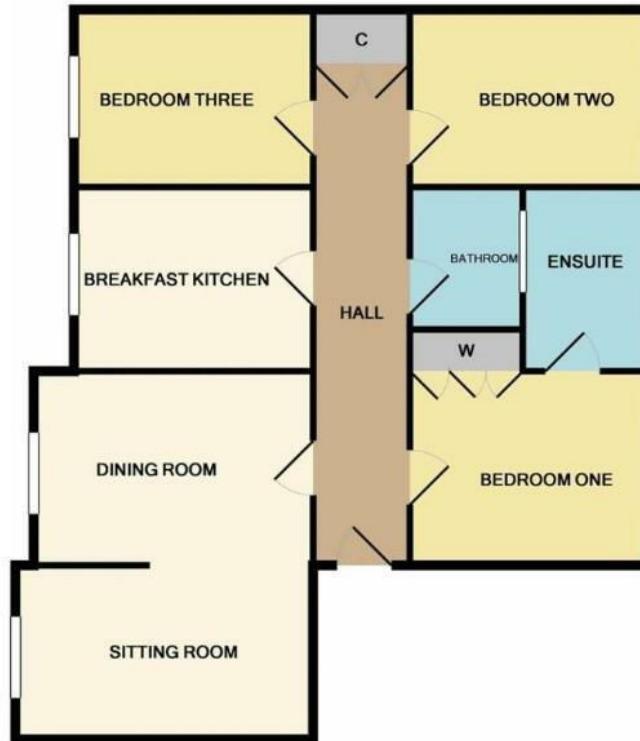


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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	







TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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