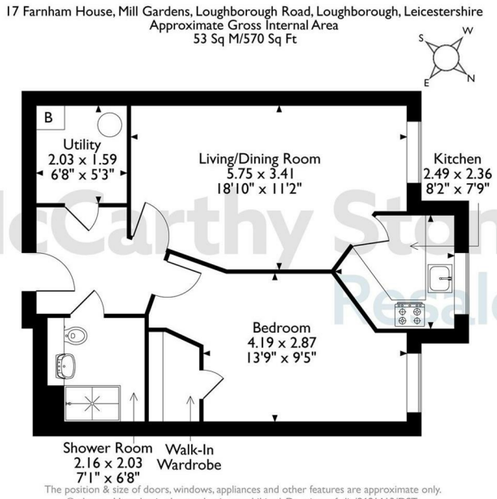
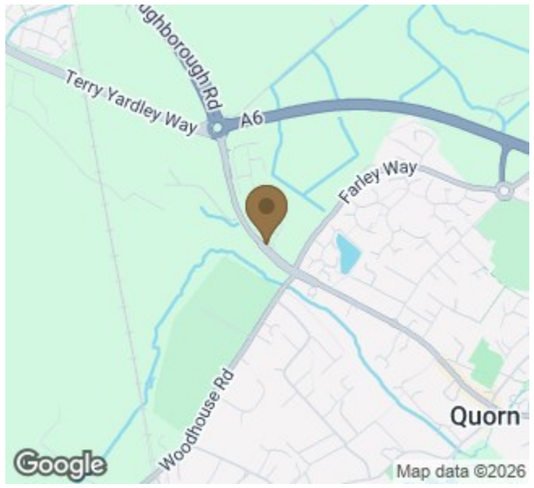
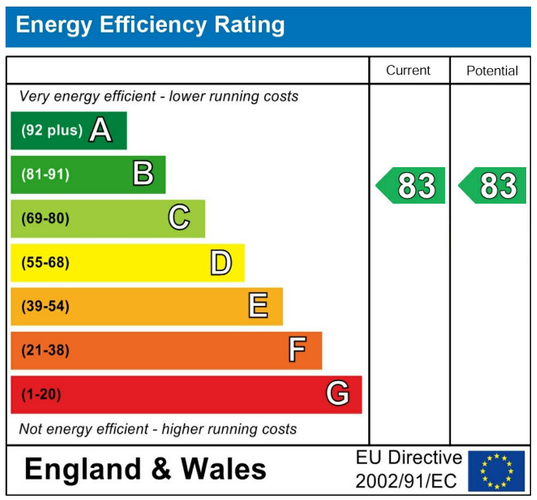
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







17 Farnham House

Loughborough Road, Quorn, LE12 8XH

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Farnham House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented, first floor west facing apartment
- Spacious lounge
- Modern kitchen with built in appliances
- Double bedroom with walk- in wardrobe
- Contemporary shower room
- Dedicated House Manager
- Communal lounge
- Landscaped gardens
- 24- hour emergency contact
- lifts to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Farnham House, Quorn

1 | 1 | Asking price £190,000

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.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Moving Made Easy & Additional Information
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.
• 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.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

Lounge
A bright and airy west facing lounge with outlook towards the bungalows opposite. The spacious lounge provides ample room for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling points and raised electric power sockets. Partially glazed doors lead onto a separate kitchen

Kitchen
Modern kitchen with a range of white high gloss units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the auto opening window. Inset waist height (for minimal bend) electric oven with space above for a microwave. Four ring electric hob with glass splash back and extractor hood. Integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

Bedroom
A generous bedroom that has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling point and raised electric power sockets.

Shower
Fully fitted modern suite comprising with a low level shower with glass door and grab rail. WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

Service Charge
• Onsite visiting house manager
• 24 hour emergency call system
• Water rates for communal areas and apartments
• Cleaning of communal windows
• Electricity, heating, lighting and power to communal areas
• 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 service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or house manager.

Annual Service charge: £2,556.58 for financial year ending 31/3/2027

Lease Information
999 year lease from 1st June 2020
Ground rent: £425.00 per annum
Ground rent review: 1st June 2035













