



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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TO LET - Newly Built Bespoke 1-2 Bed Apartments

Lower Bardon, Coalville, LE67 2NZ

- SIX ONE BEDROOM APARTMENTS
- ONE TWO BEDROOM APARTMENT
- NEW BUILD
- BESPOKE DESIGN AND FINISH

Lower Bardon Development Information

- 1-2 bedroom apartments located on a popular new build housing development. Currently under construction, the properties should be ready for occupation in September 2026. The apartments provide the opportunity to rent a new bespoke, designed, self contained property constructed by Davidsons Homes.
- Situated within the new Davidsons Homes development at Lower Bardon, Coalville, residents and occupiers will benefit from a thoughtfully planned residential setting with green open spaces, play areas, landscaped areas and nearby nature reserve features.
- Located south of Coalville, with convenient access to the A511 and a short drive from the M1, the property will occupy a central position within this brand new residential development. The local centre will provide a convenience store and a café, serving both the surrounding development and wider local area.



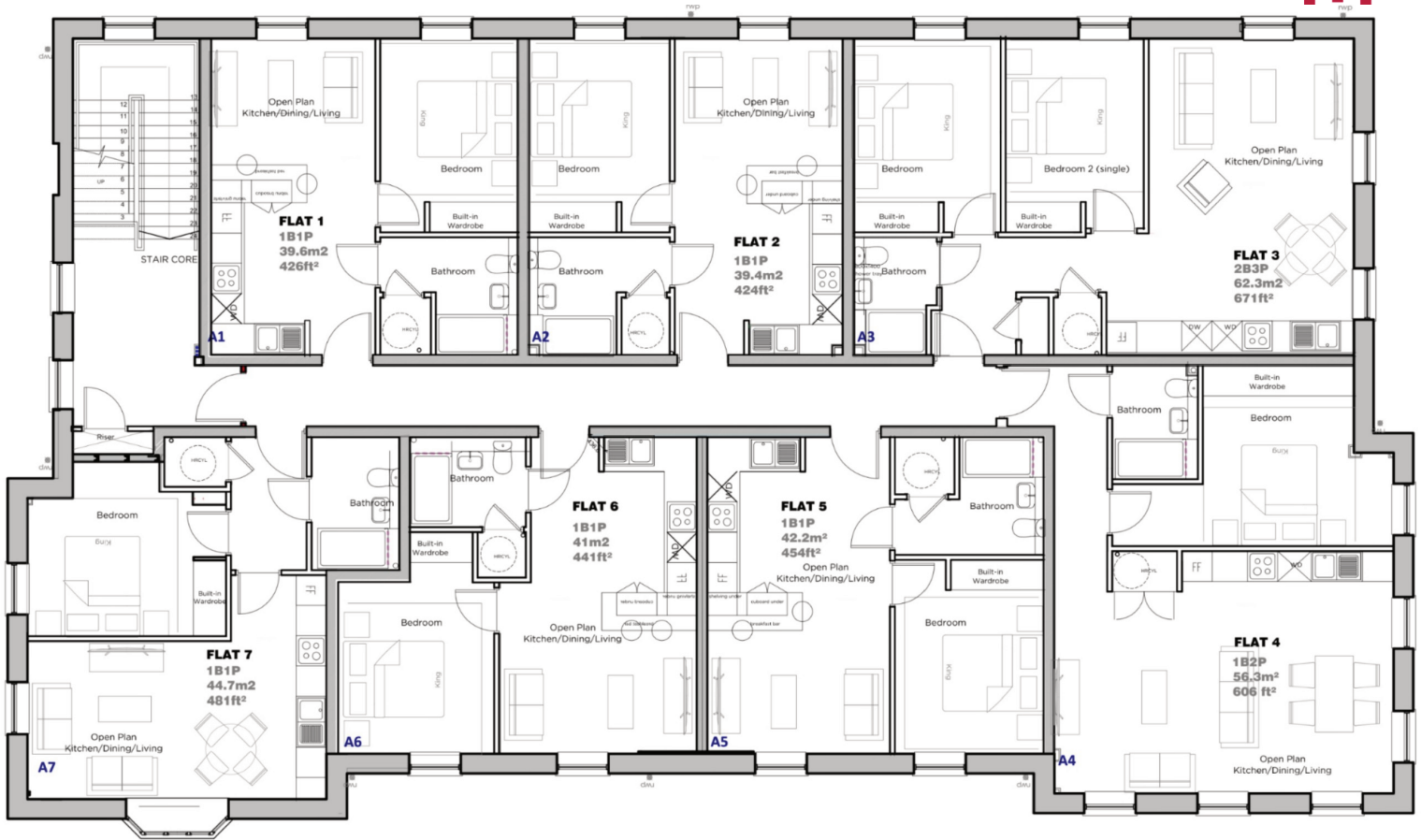
Apartment Information

- **Discover Modern Living in the Heart of Town:** Introducing an exclusive collection of 7 brand new bespoke apartments, designed and finished to an exceptional standard. Offering a choice of six stylish one bedroom apartments and one spacious two bedroom apartments, each property combines contemporary design, perfect for modern living.
- **Stylish Interiors, Built to Impress:** Every apartment features sleek Grey or Blue Gloss kitchens, complemented by concrete effect worktops and integrated appliances, including fan oven, ceramic hob, fridge freezer, and washer dryer. Bathrooms rooms are fully tiled. Electric panel heaters throughout controlled by individual programmers.
- **Comfort & Quality Throughout:** With chrome finished sockets, fitted blinds to all windows, and carefully chosen flooring, from soft bedroom carpets to durable LVT in living spaces, every detail has been considered. The intercom system allows for easy access whilst adding extra security.

Images are for illustration purposes only

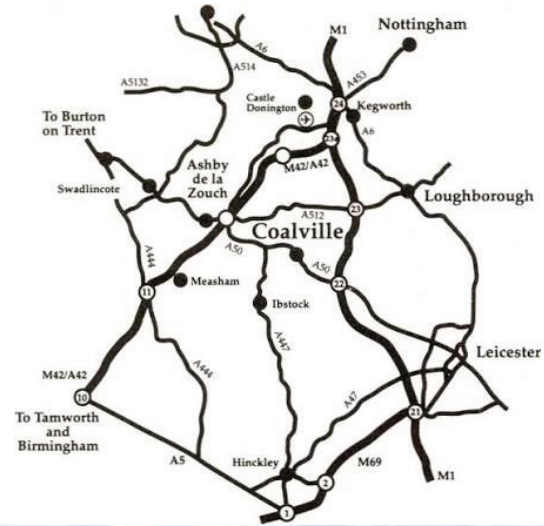


Floorplan - Apartments 1-7



Lower Bardon Coalville - Area Information

- **History and character of the town:** Lower Bardon sits close to Bardon Hill, one of Leicestershire's most recognised landmarks and the county's highest point. The area has a long association with quarrying and industry, while nearby Coalville developed through coal mining, quarrying and transport links, giving the wider area a strong local character.
- **Transport links:** Lower Bardon benefits from excellent road connectivity, with convenient access to the A511 towards Coalville, Ashby-de-la-Zouch, Leicester and the wider North West Leicestershire area. The location is also well placed for the M1 at Junction 22 and the A42, offering strong regional connections.
- **Expansion and development:** The area is seeing significant residential growth, with the Bardon Lea at Grange View development forming part of a major new community at Lower Bardon. The development includes new homes, green open spaces and a purpose built local centre, with proposed amenities including a convenience store and café.



Further Information



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Furniture

The apartments will be Let unfurnished.

Referencing

The successful applicant(s) will be required to satisfy the usual referencing requirements.

Holding Deposit

A non-refundable Holding Deposit of one weeks worth of rent will be due to secure the property pending references. If successful the Holding Deposit will be transferred to the main Deposit which is equivalent to 5 weeks rent.

VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

EPC

The Properties are being assessed for an EPC.

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