Mowsley Road
Husbands Bosworth
Lutterworth
LE17 6LR

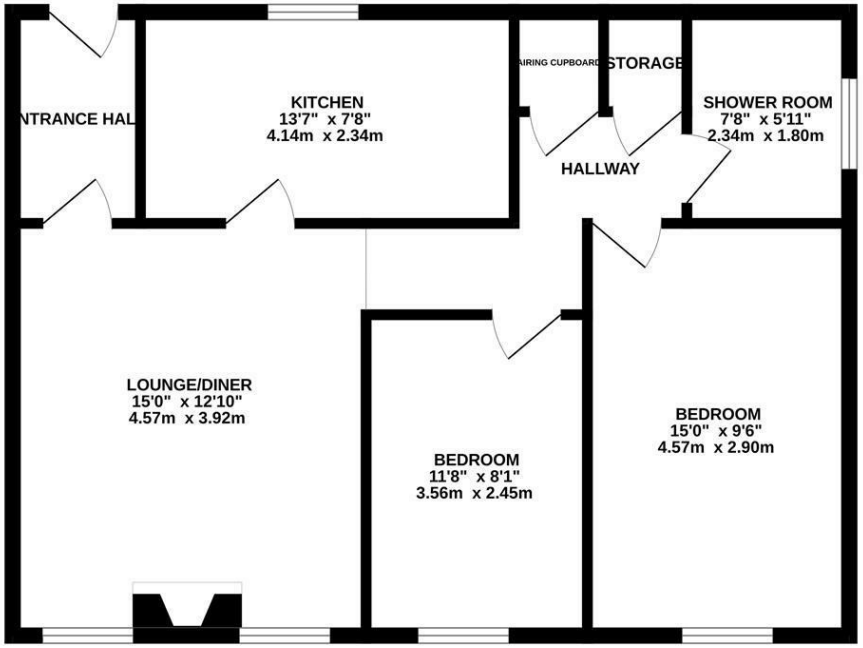
£170,000

OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AT A GLANCE...

- Spacious living room
- Modern kitchen
- Two bedrooms
- Refitted shower room
- Communal gardens
- Allocated off road parking

WHAT'S GREAT?

Stylish Ground Floor Apartment with Communal Gardens and Parking.

Situated in the heart of the sought-after village of Husbands Bosworth, this attractive two-bedroom ground floor apartment offers well-proportioned accommodation, complemented by a newly fitted shower room, new carpets, off-road parking and access to well-maintained communal gardens.

The property provides an excellent opportunity for first-time buyers, those looking to downsize or investors alike, offering comfortable single-level living in a pleasant village setting.

The accommodation is approached via an entrance hall, leading to a generously proportioned sitting room, providing a comfortable space for both relaxing and entertaining. The fitted kitchen is conveniently positioned and offers a practical range of wall and base-level units with space for appliances.

There are two well-sized bedrooms, providing flexibility for those requiring a guest bedroom, home office or additional living space. The property also benefits from a recently refitted shower room, presented in a contemporary style.

Throughout the apartment, new carpets have been fitted, creating a fresh and welcoming feel and allowing the property to be enjoyed with minimal immediate expenditure.

Outside, residents have the benefit of attractive communal gardens, providing a pleasant area to sit and enjoy the surrounding setting. There is also off-road parking allocated to the property.

Husbands Bosworth is a popular and well-connected village, surrounded by attractive open countryside and offering a good range of local amenities. The nearby towns of Market Harborough and Lutterworth provide a wider selection of shops, restaurants, leisure facilities and transport links.

An appealing ground floor apartment offering comfortable accommodation, recent improvements and a desirable village lifestyle. Early viewing is highly recommended.

SELLER'S SECRET

A fantastic opportunity to acquire a stylish and easily maintained two-bedroom ground floor apartment, recently improved with a new shower room and carpets, complemented by communal gardens and off-road parking in a desirable village setting. Early viewing is highly recommended to fully appreciate the quality, presentation and convenient lifestyle this appealing apartment has to offer.

Why we like it....

Although the property is leasehold, you will hold a share in the management company and be one of 14 parties participating in decisions relating to the development.

Tenure: Leasehold with a share of the Freehold and involvement in the lease
Freeholders: Mowsley Court Management Company Limited *buyer will own a share of the management company*
Lease Length: 999 years from 1st January 2001
Service charge: £80.00 per calendar month (as of 6th August 2025) to include building insurance. Service charge reviewed: Annually

To buy or not to buy....

OSCAR JAMES

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