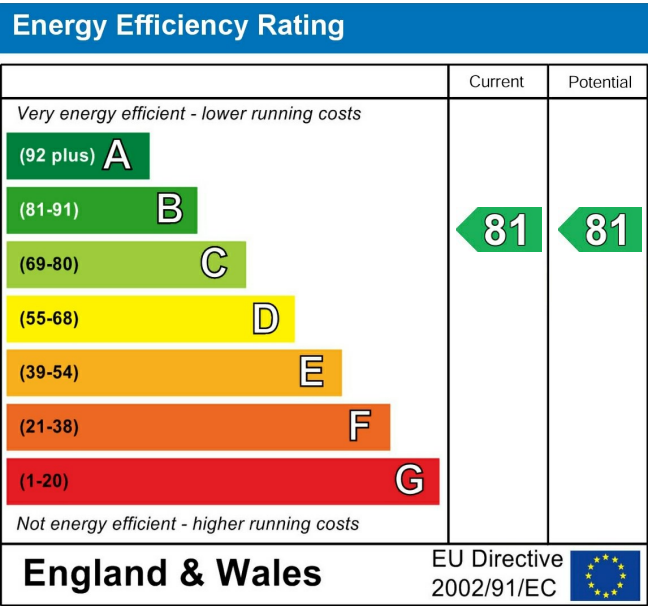
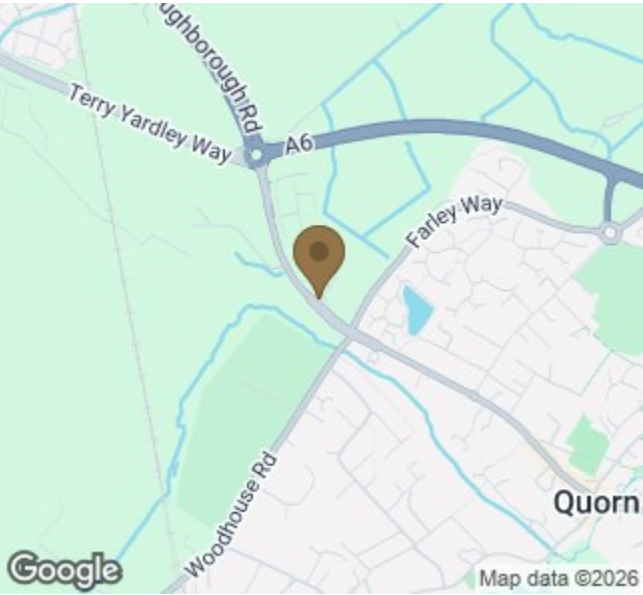
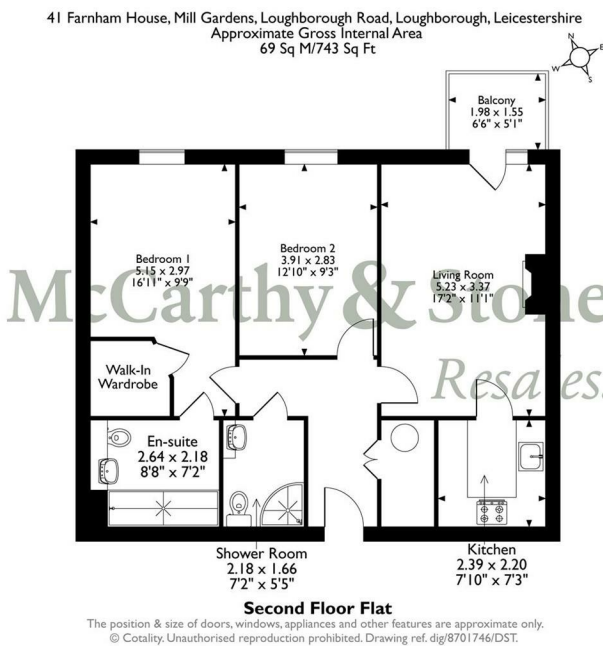




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



41 Farnham House

Loughborough Road, Quorn, LE12 8XH

2 2 **Council Tax Band: C**

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 41 Farnham House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £350,000
Leasehold

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

Why you'll love living here:

- Beautiful two bedroom apartment with walk out balcony enjoying garden views
- Two double bedrooms and two shower rooms
- Car parking space included
- On site house manager
- Landscaped gardens
- Ideally situated just 300m from the High Street
- Stylish communal areas and outdoor spaces
- Exclusive gated community
- Guest suite for family and friends
- 24/7 call system

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

41 Farnham House, Quorn

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Asking price £350,000

Farnham House
Situatied 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.

Apartment overview
McCarthy Stone Resales are proud to bring to the market this beautifully presented two bedroom apartment, two generously sized bedrooms and modern features including a walk in wardrobe to the master bedroom and sleek kitchen, ensuite and shower room. The apartment further benefits from a walk out balcony enjoying garden views. A car parking space is included.

Entrance hall
Front door with spy hole leads to the large entrance hall - the 24-hour 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, bedrooms and shower room.

Lounge
A bright and airy lounge with double glazed door leading to a walk out balcony with garden views. The spacious lounge provides ample room for dining. TV and telephone points, Sky/Sky+ connection point. Electric fire provides a great focal point. Fitted carpets, 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. 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.

Principle bedroom
A generous bedroom that has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point. Fitted carpets, ceiling point, and raised electric power sockets. Separate door leads to an en-suite.

En-suite
En-suite bathroom with a full width walk in shower with glass screen and support rail. Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

Car Parking
The apartment has its own car parking space.

Second bedroom
A double second bedroom which can also be used for dining or a hobby room. Fitted carpets, ceiling point, and raised electric power sockets.

Shower room
Fully fitted modern suite comprising with a low level shower with glass sliding 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: £3,834.87 for financial year end 31/3/2027
Lease information
999 year lease from 1st June 2020
Annual Ground rent: £510
Ground rent review: 1st June 2035

Moving Made Easy & Additional Services
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

A view from the balcony of 41 Farnham House, Quorn, showing a brick building and garden. The balcony has a glass railing and a door leading inside. The garden is well-maintained with green grass and some shrubs. The sky is overcast.

The kitchen of 41 Farnham House, Quorn, features white units and a stainless steel sink. There is a roll-top work surface over the sink, a stainless steel oven, and a stainless steel refrigerator. The kitchen is well-lit with under-cabinet lighting and a central ceiling light.

The bedroom of 41 Farnham House, Quorn, has a double bed with a blue and white striped duvet. There is a wooden chest of drawers, a wooden desk with a chair, and a window with blue curtains. The room is well-lit with a ceiling light and bedside lamps.

The lounge of 41 Farnham House, Quorn, has a red sofa, a fireplace, and a television. There is a large window with a view of the garden. The room is well-lit with a ceiling light and a lamp.

The lounge of 41 Farnham House, Quorn, has a red sofa, a fireplace, and a television. There is a large window with a view of the garden. The room is well-lit with a ceiling light and a lamp.

The bathroom of 41 Farnham House, Quorn, has a shower, a sink, and a toilet. There is a mirror above the sink and a towel rack. The room is well-lit with a ceiling light.

The dining room of 41 Farnham House, Quorn, has a wooden table and chairs. There is a wooden sideboard and a window with a view of the garden. The room is well-lit with a ceiling light and a lamp.