



Smiths
your property experts

Swithland Court

Brand Hill, Woodhouse Eaves

- No upward chain
- Beautiful ground-floor apartment with courtyard gardens
- Located within the grounds of Swithland Court
- Pooled communal parking and a separate private garage
- Approximately 5 acres of stunning communal grounds
- Two double bedrooms and a bathroom
- Shaker-style kitchen/breakfast room
- Peaceful setting in the prestigious Charnwood Forest

General Description

Smiths Property Experts are delighted to introduce a charming ground-floor apartment within the grounds of Swithland Court, an elegant Edwardian country home located on the prestigious Brand Hill in Woodhouse Eaves.

The property offers a private and secluded position and features beautiful courtyard gardens to the rear. Additionally, the property includes pooled communal parking, a separate private garage, and access to approximately 5 acres of stunning communal grounds.





The Property

This delightful property is well-maintained by the current occupants. The living space extends to approximately 557 square feet and boasts its own front door to the rear of the main building. The accommodation includes an entrance hall, a shaker-style kitchen/breakfast room, two double bedrooms, a bathroom, a second WC and a beautiful sitting room that features fully glazed doors leading to the rear of the property.

The Outside

To the front, the property benefits from a lovely, shared courtyard. To the rear of the apartment is a low-maintenance courtyard with steps up to the communal grounds.

The Location

The village is highly regarded and lies between Leicester and Loughborough in the heart of the Charnwood Forest, with easy access to Bradgate Park and Cropston Reservoir, as well as excellent commuter links.



There is a thriving community and a full host of amenities including four pubs/restaurants, a doctor's surgery, a pharmacy, a village shop and a bus route. The Wheatsheaf Inn is within short walking distance of the property.



Property Information

EPC Rating: C. Council Tax Band: D.

Tenure: Leasehold.

Length of Lease: 999 Years from 1984.

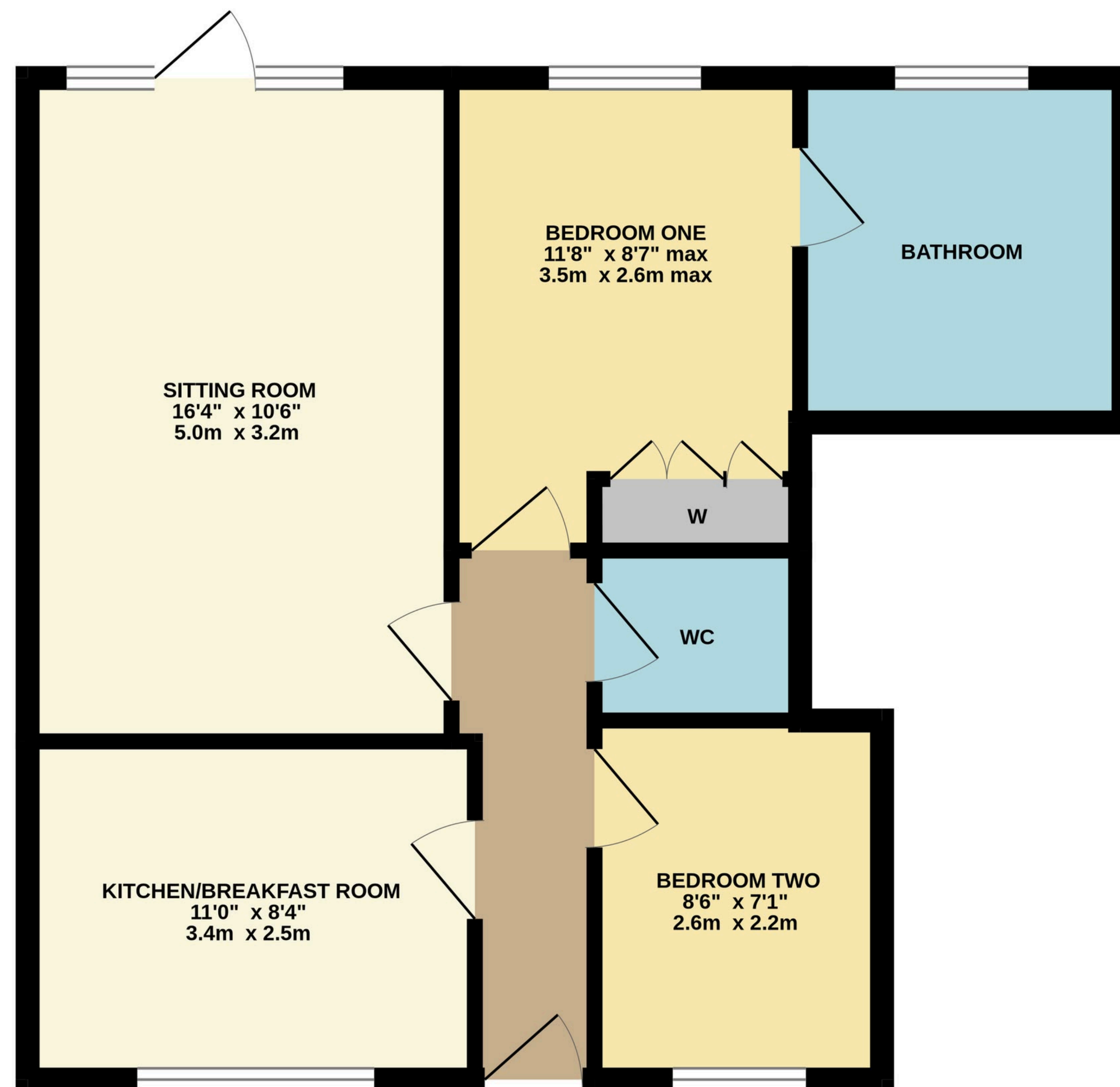
Service Charge approx: £190.67 per calendar month.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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