JUDGE
ESTATE AGENTS

ROWENA COURT CROSS LANE, MOUNTSORREL LE12 7BT

£124,950
LEASEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





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LOCATED IN THE VILLAGE OF MOUNTSORREL THAT CONTAINS ALL THE LOCAL AMENITIES YOU COULD WANT, NEARBY SUPERMARKETS, GP SURGERIES, SCHOOLS AND SPORTING FACILITIES COMES OFFERED FOR SALE THIS IMPRESSIVE, FIRST FLOOR THREE BEDROOM MAISONETTE. AS YOU ENTER THIS LOVELY PROPERTY THERE ARE STAIRS THAT LEADS UP TO THE FIRST FLOOR HALLWAY WITH DOORS THAT GIVE ACCESS TO A LIVING ROOM WITH A DOOR THAT LEADS TO THE KITCHEN/BREAKFAST, THERE ARE THREE BEDROOMS AND A SHOWER ROOM. THE PROPERTY ENJOYS LAWN AND BORDERED SURROUNDINGS AS WELL AS OFF ROAD PARKING. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.







ENTRANCE HALL
There are stairs leading up to:

FIRST FLOOR HALLWAY
Having a radiator, power points, built in double wardrobe and doors that lead to:

LIVING ROOM 13'4 x 12'3
Benefiting from a window, radiator, power points and a door that leads to:

KITCHEN/BREAKFAST 10'1 x 9'7
Having a window and range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, radiator and power points. The vendor has advised that the Washing machine and Fridge/Freezer can be negotiated within the sale of the property.

BEDROOM 11'2 x 9'4
Benefiting from a radiator, power points, fitted wardrobes and window.

BEDROOM 12'6 x 7'1
There is a window, radiator and power points.

BEDROOM 7'6 x 6'8
Benefiting from a window, radiator, power points and built in cabin bed.

SHOWER ROOM
Comprising a low level WC, wash hand basin, shower, radiator and extractor.

PARKING
There is Off Road parking within a block.

LEASEHOLD INFORMATION
The seller has informed us of the following:
Length of lease - 125 years from 1981 - 80 years left remaining.
Service Chare & Ground Rent: £91.06 per calendar month.

MOUNTSORREL VILLAGE
Mountsorrel is home of the famous Buttercross Market and also one of the largest granite quarry in Europe. The village contains all the local amenities you could want, nearby supermarkets, GP surgeries, Schools and sporting facilities. There are also plenty of nearby restaurants. The flat is just under a thirty minute drive to the centre of Leicester, where you can enjoy everything that the city of Leicester has to offer. Mountsorrel benefits from a primary school with a good OFSTED, Waitrose and a traditional working farm.. The near-by A6 affords fast access to Loughborough and Leicester and further excellent local facilities available at near-by Rothley.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

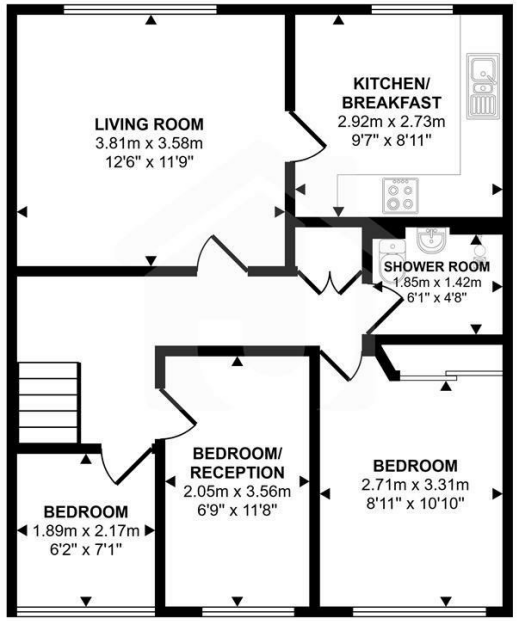
MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Approx Gross Internal Area
58 sq m / 625 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCATION



MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.