



Sinclair

5 Castle Gate Mews Loughborough Road, Mountsorrel

Loughborough

£185,000

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Mountsorrel, Loughborough

Luxury ground floor 2-bed apartment in exclusive development near Mountsorrel and Quorn. Open-plan living, quality kitchen, parking, communal space. No chain. Opposite Waitrose. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Ideal Investment/FTB/Retirement Property
- Luxury Appointed Ground Floor Apartment
- Nr. Waitrose and A6 Link
- No Upward Chain
- Solid Oak Doors Throughout
- G.C.Heating & Dble Glazing



STORM PORCH

Wall mounted lantern light and solid timber door through to the open plan living space of the apartment.

OPEN PLAN LIVING SPACE

23' 2" x 13' 5" (7.06m x 4.09m)

This open plan living space could accommodate various layouts with space for dining, lounge and study areas. The fitted kitchen has a range of wall and base units, granite work surfaces with matching upstand, inset one and a half bowl sink unit with chrome mixer tap over, a range of appliances including a Bosch hob with oven under and extractor fan over, slim line dishwasher, fridge and washing machine. To the main living space there are two radiators, two uPVC double glazed windows with fitted blinds and oak doors accessing the two double bedrooms (inter connected by a Jack and Jill shower room).

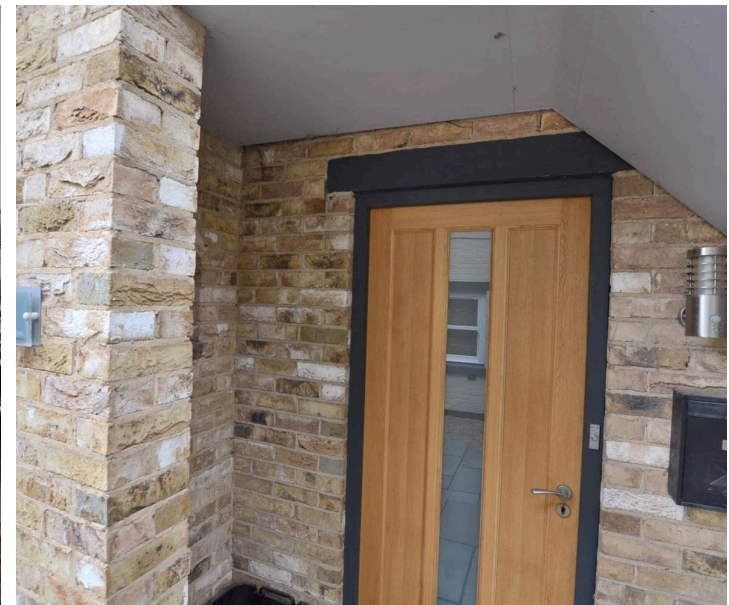
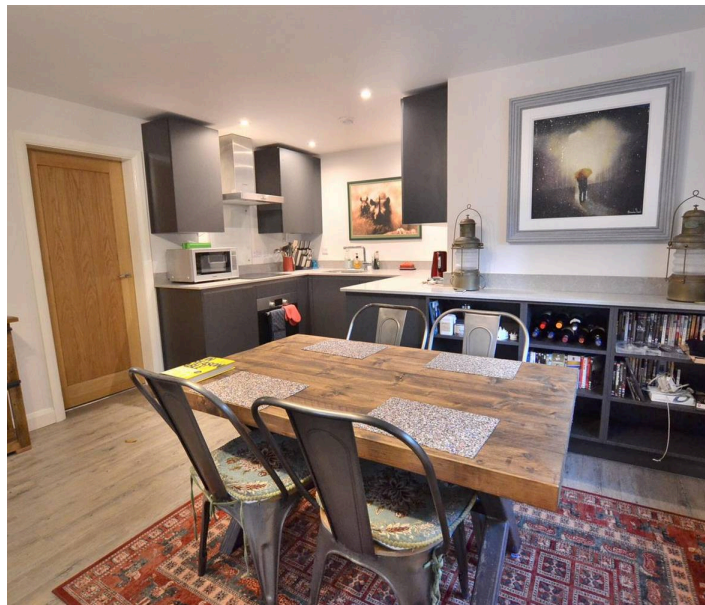
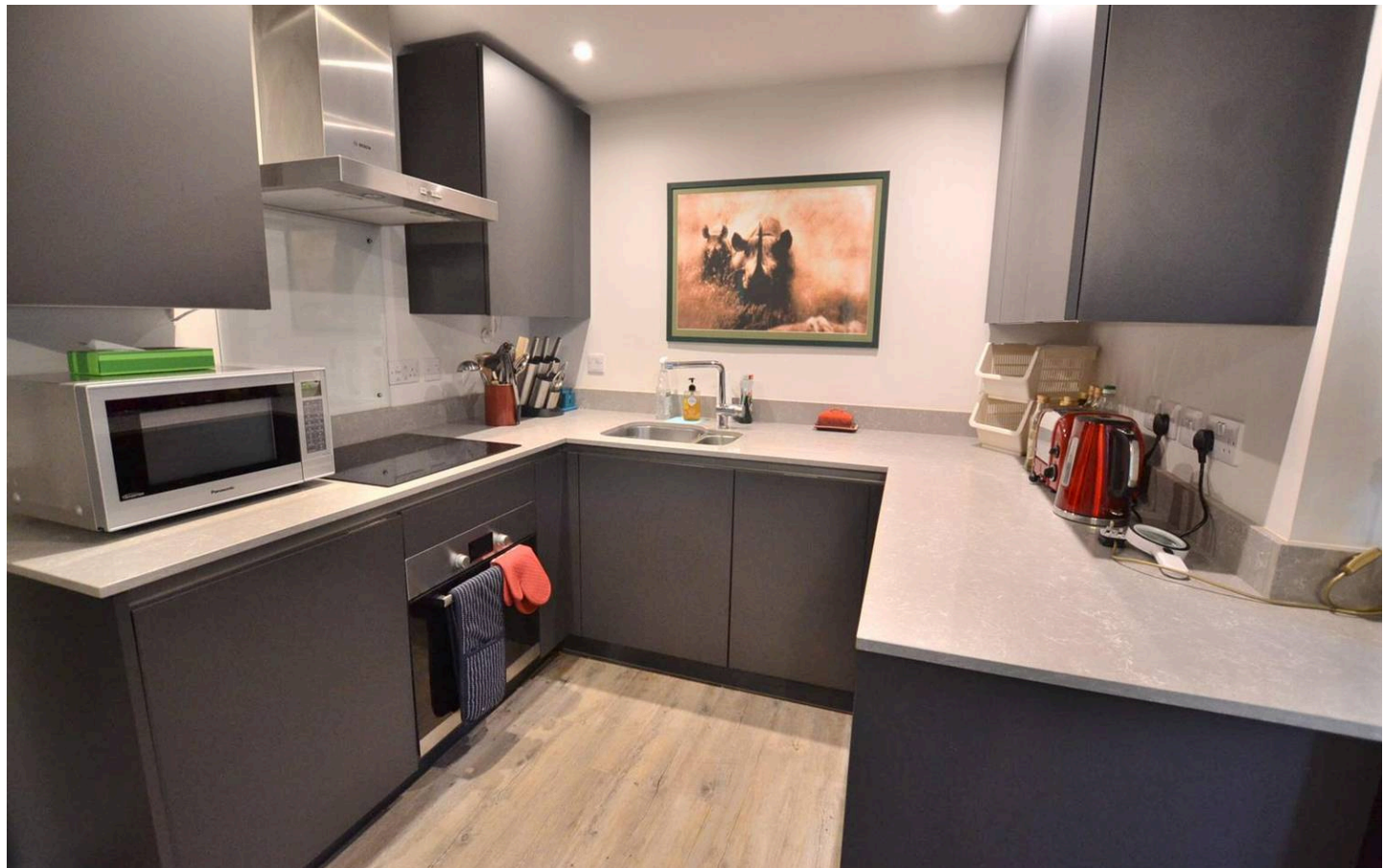
BEDROOM ONE

12' 6" x 10' 0" (3.81m x 3.05m)

Three uPVC double glazed windows to two elevations, built in cupboards/wardrobes, radiator, oak door accessing the Jack and Jill shower room.

SHOWER ROOM

Fitted with a walk-in shower enclosure with thermostatic shower and door screening, low flush wc, vanity wash hand basin with cupboards under, chrome heated towel rail and oak door accessing bedroom two.



BEDROOM TWO

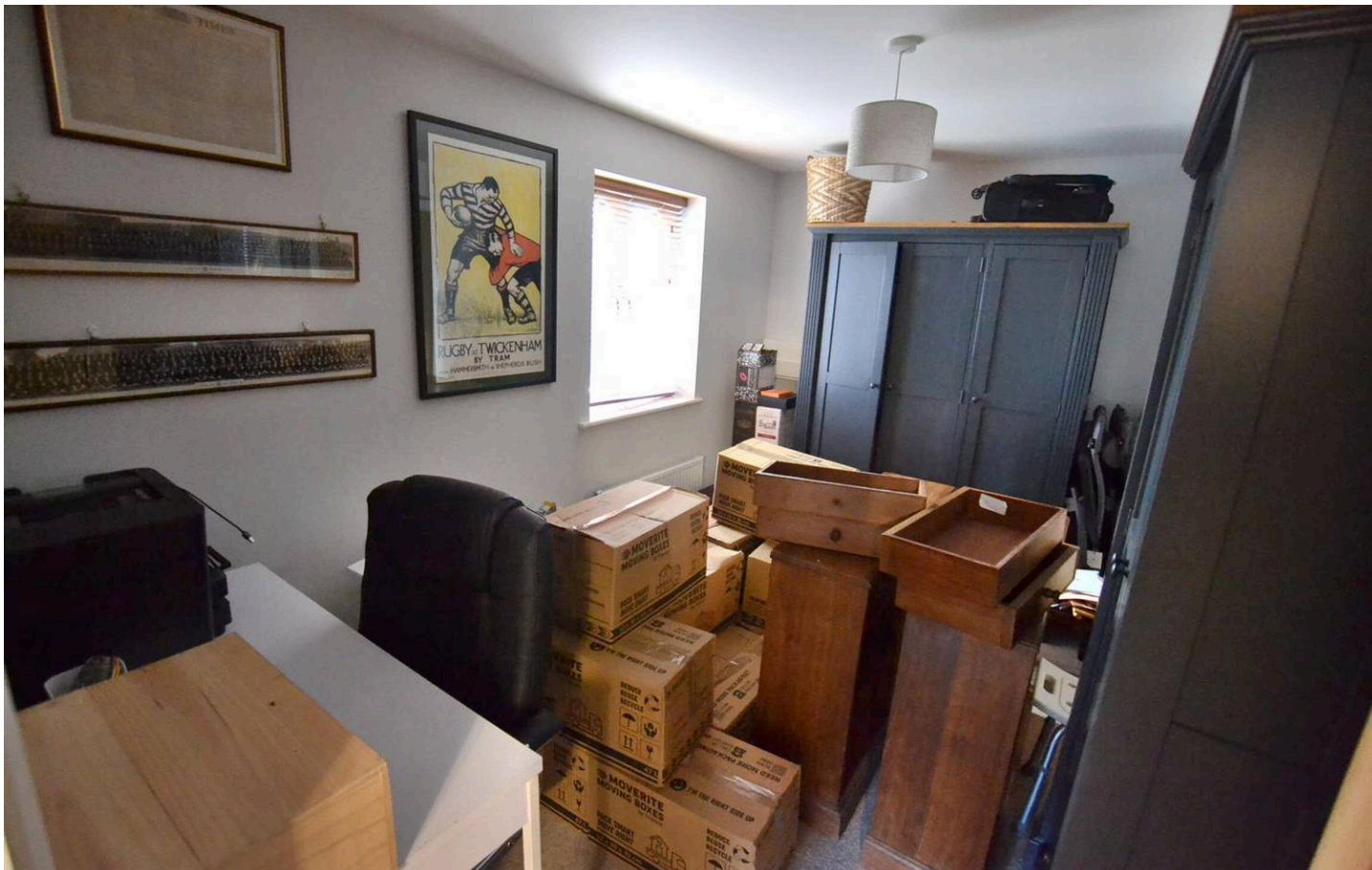
10' 0" x 12' 6" (3.05m x 3.81m)

uPVC double glazed window, radiator and oak door accessing the main living space.

TENURE

We are advised by the vendors that the property is held leasehold on the balance of 125 years with 122 year remaining. There is a management charge of £50 per month for the development and Ground Rent of £10 per year. The ownership will also secure part of the Freehold interest as part of the transaction.

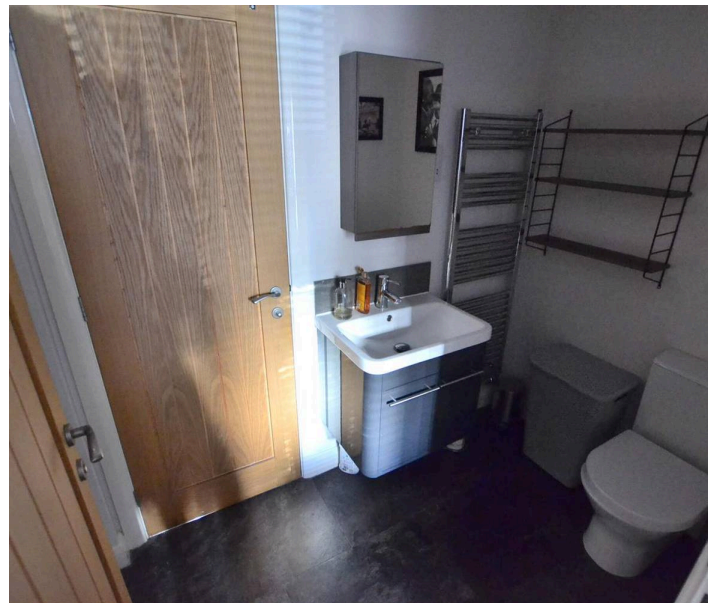




ALLOCATED PARKING

1 Parking Space

Castle Gate Mews is a selected development with pillar access to a block paved car park for the development with allocated parking space. There are communal landscaped gardens with slabbed pathways and raised railway sleeper planting beds.



Ground Floor





Sinclair Estate Agents

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