



## 8 QUORN COURT, HIGH STREET, QUORN LE12 8DT



**: £99,950**

- \*FIRST FLOOR APARTMENT**
- \*TWO RECEPTION ROOMS**
- \*DOUBLE BEDROOM**

This first floor apartment is located at the front of Quorn Court, which is itself a former hunting lodge situated near the centre of the village. It has been extensively modernised including a refitted kitchen and bathroom and benefits from two reception rooms. The property is a short walk from the village centre with its local shopping facilities and restaurants.

Quorn Court itself has well laid out communal gardens and the flat is approached from the communal ground floor entrance porch and hallway, which leads via the original staircase to the first floor. The flat briefly comprises of an entrance hallway, sitting room, separate dining room and refitted kitchen. There is a double bedroom with built in wardrobes and bathroom with three piece suite. The flat has gas fired central heating and timber flooring.

The village of Quorn lies on the edge of the Charnwood Forest is within easy commuting distance of Loughborough and Leicester. An interior inspection is strongly recommended to appreciate the size and quality of this unique property.

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## ACCOMMODATION:

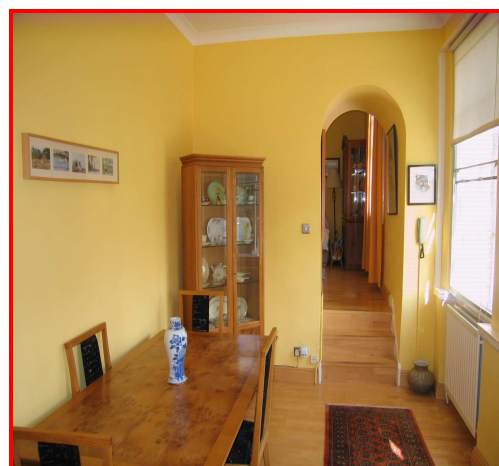
**ENTRANCE PORCH:** with intercom system and giving access to:-

**ENTRANCE HALL** staircase off to the first floor. Solid timber front door to:-  
**ENTRANCE HALL:** Coved ceiling. Radiator. Wall shelving. Timber flooring. Intercom system.

**LOUNGE** 4.22m x 3.86m (13' 10'' x 12' 8'') Coved ceiling and centre ceiling rose. Television aerial point. Solid oak floor. Sash windows with secondary glazing to front elevation. Fitted coal effect gas fire having a slate hearth and gas fired back boiler for the central heating and domestic hot water. Recessed display alcove. Steps down to:-



**DINING ROOM** 4.5m x 2.72m (14' 9'' x 8' 11'') Two sash windows with secondary glazing to the front elevation. Coved ceiling with centre ceiling rose. Six inset spotlights. Two radiators. Timber flooring. Intercom system. Open to:-



**KITCHEN** 3.0m x 2.92m (9' 10'' x 9' 7'') Fitted with a range of timber fronted base and wall cupboards incorporating a one and a quarter ceramic sink set in solid timber worktops, Neff four ring hob with oven under, stainless steel splashback and matching cooker hood over, built in Neff washing machine and slimline Zanussi built in dishwasher. Built in fridge. Coved ceiling. Tiled splashbacks to worktops. Timber flooring. Sash window with secondary double glazing to the front elevation.

**BEDROOM 1** 4.19m x 2.69m (13' 9'' x 8' 10'') Sash window with secondary double glazing to the front elevation. Coved ceiling and centre ceiling rose. Three inset spot lights. Radiator. Timber flooring. Fitted wardrobes to one wall with sliding mirror doors and storage over.

**BATHROOM** Fitted with a panelled bath having a shower mixer unit, pedestal wash hand basin and low flush W.C. Feature wall mirror with stainless steel surround. "Ladder" towel rail. Three inset spot lights. Timber oak flooring Original sash window with secondary double glazing to the front elevation.

**OUTSIDE** The property is approached from the High Street by a sweeping asphalt driveway with numerous well established ornamental shrubs to the front garden. To the rear is a large lawned garden with shrub beds and incorporating the garage blocks. There is a single garage with up and over door included with the flat. The rear garden incorporates visitors parking areas.

**SERVICES** The property is connected to mains gas, electric, water and drainage services. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION** The flat is leasehold on a 99 year lease commencing on the 3<sup>rd</sup> July 1978. On purchase of the flat, the new owner will become a shareholder in Quorn Court Management Company Limited who own the freehold. The ground rent is £25 per annum due in two equal instalments on 1<sup>st</sup> January and 1<sup>st</sup> July of each year. There is a service charge, which covers property insurance, cleaning and maintenance of common parts, garden maintenance, together with lighting both externally and to common areas internally. The charge also includes maintenance and repair to the main structure of the building. The charge for 2011 is set at £2,000 per annum to be paid in two equal instalments due on 1<sup>st</sup> January and 1<sup>st</sup> July.

**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough, Leicestershire. Tel: 01509 263151.

**PURCHASE PROCEDURE** Prior to applying for a mortgage or instructing a Solicitor, please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**DIRECTIONS** From Loughborough take the A6 Leicester Road to Quorn and proceed into the village. Pass over the first set of traffic lights onto Loughborough Road which leads into High Street. The property can be found on the right hand side.

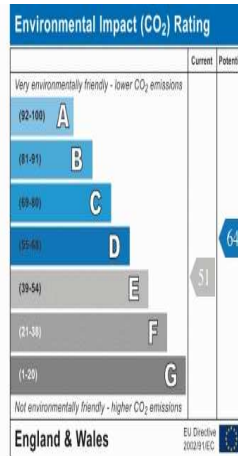
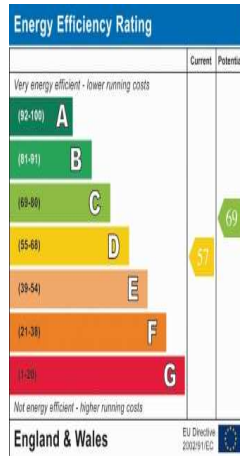
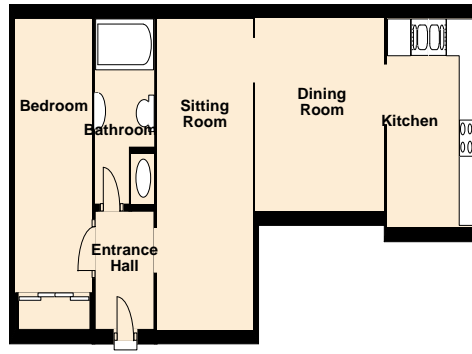
**MONEY LAUNDERING** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase

**VIEWING** Strictly by prior appointment through ourselves

**PROPERTY MISDESCRIPTION ACT** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above

**Cellar** There is an allocated storage area within the communal cellar.

# First Floor Flat



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