



Smiths
your property experts

Farnham Court

Bond Lane, Mountsorrel

- No upward chain
- Generous one-bedroom apartment
- Designated off-road parking
- Located in the heart of this sought-after village
- Walking distance of several popular eateries
- Potential to add considerable value
- Floor space measures approximately 450 square feet
- Great first-time or buy-to-let purchase

General Description

Smiths Property Experts offer to the market, with no upward chain, a one-bedroom apartment set in the heart of the sought-after Charnwood village of Mountsorrel. The property has parking and is conveniently located within walking distance of amenities.

The Location

The village of Mountsorrel is highly regarded and nestled between the Soar Valley and the Charnwood Forest. There is an impressive range of amenities, including Stonehurst Family Farm, a Michelin Star restaurant, a Waitrose supermarket, and several popular independent coffee shops. There is also a doctor's surgery, dental practice, and excellent local schooling. The A6 road network runs adjacent to the village, providing easy access to Leicester and Loughborough.





The Property

The property is in a small development and boasts designated off-road parking to the rear. Internally, the living space is generous for a one-bedroom apartment, measuring approximately 450 square feet.

There is an entrance hall with two useful storage cupboards, a generous double bedroom, a bathroom, and a main living area with a fully fitted kitchen. The property would benefit from modernisation by the eventual purchaser, who could add considerable value.

Property Information

EPC Rating: E. Council Tax Band: A.

Tenure: Leasehold. Length of Lease: 99 Years from 1977.

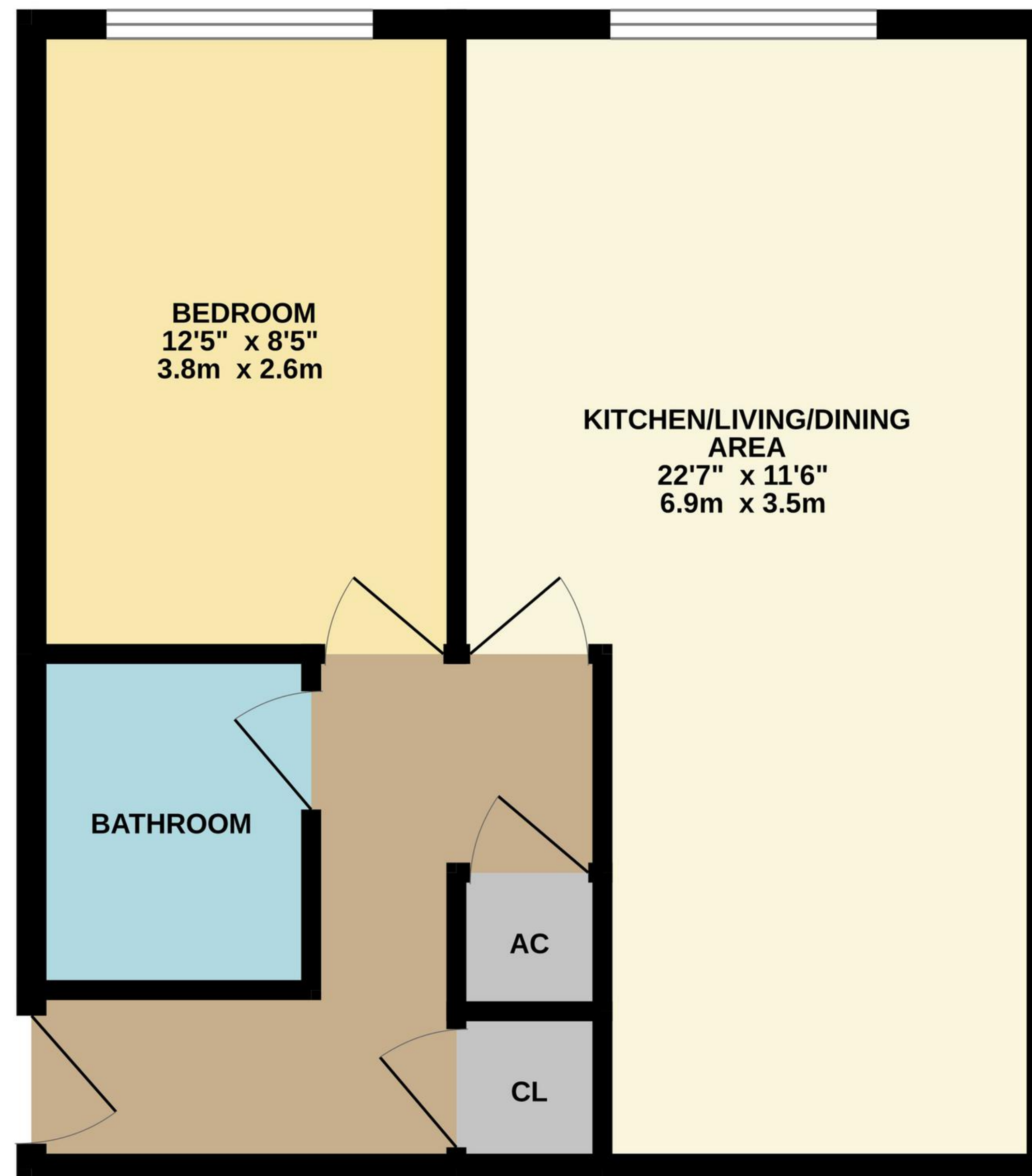
Ground Rent and Service Charge £60 per calendar month.

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 : 449 sq.ft. (41.8 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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WHEEL CLAMPING IS AVAILABLE. PLEASE SEE OUR WEBSITE FOR MORE INFORMATION.

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