



FLAT 7, SOAR HOUSE, 5 SOAR ROAD, QUORN, LE12 8BN

PRICE £215,000

**ANDREW GRANGER & CO**

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



**\*\*\*A MOST IMPRESSIVE TWO BEDROOM FIRST FLOOR APARTMENT WITHIN AN EXCLUSIVE WATERSIDE SETTING CLOSE TO THE CENTRE OF QUORN\*\*\*** An outstanding opportunity to purchase a really spacious and well presented TWO BEDROOM apartment within this stunning period property converted into twelve individually styled homes and includes gated residents parking and beautifully maintained communal gardens adjoining the River Soar. NO UPWARD CHAIN INVOLVED.

The property benefits from gas fired central heating and double glazing and in brief the stylish accommodation may be described as: Entrance hall, Lounge/Diner 15'9 x 12'0 with adjacent fitted Kitchen including integrated appliances, two good sized Bedrooms and Bathroom having white suite.

#### LOCATION

The property stands within generously sized communal gardens adjacent to the River Soar and occupies an attractive setting close to the centre of this most sought after and much favoured village some two miles south of Loughborough providing wide ranging day to day amenities with Parish Church, all grades of schooling (St Bartholomews Primary School and Rawlins Community College), local shops, Post Office, Cooperative Foodstore, general convenience store, cafes and hairdressers, leisure facilities, Medical Practice and a variety of traditional public houses, restaurants and take away outlets.

Ideally placed for the University town of Loughborough, the village has access to many scenic walks throughout Charnwood Forest and there are excellent road links to Leicester, Nottingham, the A46 Western Bypass, M1 Motorway at junctions 21a (southbound) and 23 (northbound) and East Midlands Airport at Castle Donington.

#### VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co. telephone 01509 235534.

From the centre of Quorn proceed via Station Road

continuing into Stoop Lane and then turn left into Soar Road. Soar House is then situated on the right hand side and the apartment will be clearly identified bearing our For Sale board.

#### ACCOMMODATION

##### GROUND FLOOR

##### COMMUNAL ENTRANCE HALL

With staircase to the:

##### FIRST FLOOR

##### ENTRANCE HALL

Built in cloaks cupboard/wardrobe with hanging space, telephone entry system, double glazed window to the side elevation, radiator.

##### LOUNGE/DINER 15'9" x 12'0" (extending to 19'3") (4.80m x 3.66m (extending to 5.87m))

Coved ceiling, double glazed windows to the side elevations, two radiators and opening into the:

##### FITTED KITCHEN 15'9" x 8'0" (4.80m x 2.44m)

Stainless steel one and a half bowl single drainer sink unit with mixer tap, range of mahogany style wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, CDA stainless steel integrated oven and four ring gas hob unit, stainless steel extractor hood over, integrated fridge, freezer, dish washer and washing machine, Glow wo gas fired boiler serving the hot water and heating systems, coved ceiling, double glazed windows to the side elevations, floor covering, radiator.

##### BEDROOM ONE 16'3" x 11'9" overall (4.95m x 3.58m overall)

Coved ceiling, double glazed windows to the front and side elevations, radiator.

##### BEDROOM TWO 11'6" x 9'6" (3.53m x 2.9m)

Coved ceiling, double glazed window to the side elevation, radiator.





### **BATHROOM**

Three piece suite in white comprising panelled bath with shower attachment and splashguard, low level W.C. and pedestal wash hand basin having mixer tap, half tiled walls, extractor fan, shaver point, tiled floor, chrome ladder style heated towel rail.

### **OUTSIDE**

The development is approached through electronically operated gates providing car parking and leads to the generously sized and well tended communal gardens adjoining the River Soar and includes extensive lawns, seating and patio areas with barbeque and a number of mature trees.

### **E P C**

Rating: 'D'

### **TENURE**

We are advised the property is Leasehold and a 125 year lease was granted in 2007 with an annual Service Charge of £1,500.00 including the maintenance of the gardens, buildings insurance, external paintwork and maintenance of the electric gates.

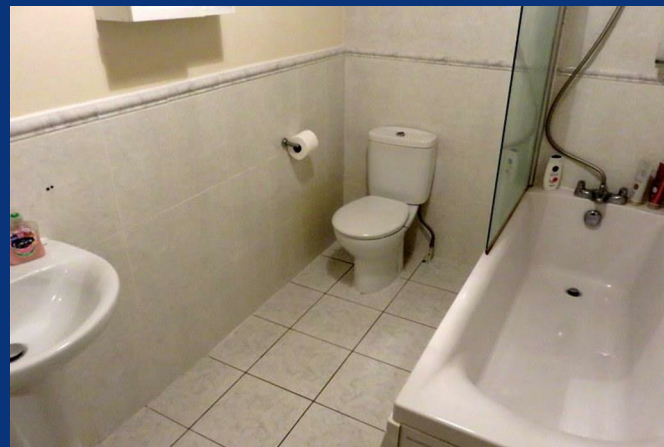
### **PURCHASING PROCEDURE**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.





## **MONEY LAUNDERING**

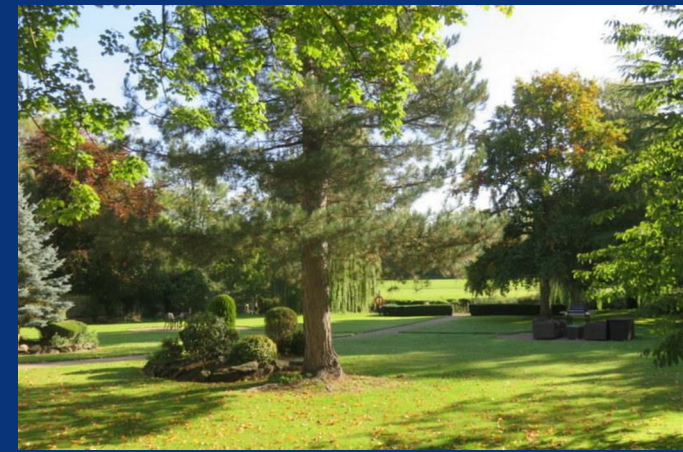
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## **MARKET APPRAISALS**

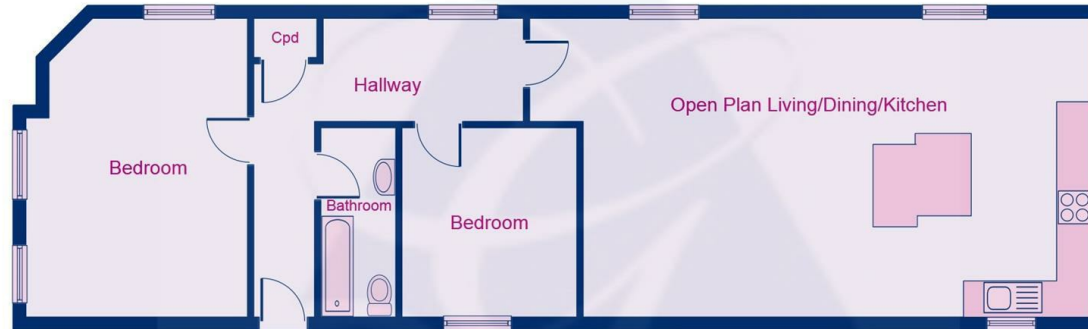
If you have a house to sell then we offer a Free Valuation, without obligation.

## **SURVEYS**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



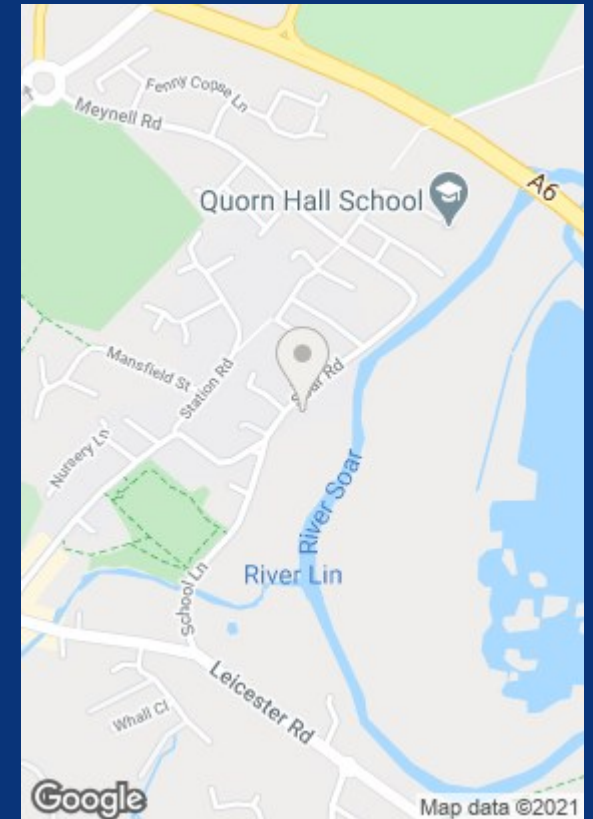
## LOCATION



### Floor Plan

Floor Area (Gross Internal) 83.0 sq. m. (893 sq. ft.) approx

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RICS



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