



Smiths
your property experts

Marigold Lane

Mountsorrel

- No upward chain
- Modern and bright top-floor apartment
- Open-plan kitchen, living, and dining area with a Juliet balcony
- Two bedrooms and a family bathroom
- Allocated and visitor parking
- Sought-after development in this popular village
- Walking distance of Soar Valley Leisure Centre
- Excellent transport links to Loughborough and Leicester

General Description

Smiths Property Experts offer to the market this modern two-bedroom apartment with no upward chain, situated on Marigold Road in the sought-after Kingfisher Road development in the Charnwood village of Mountsorrel.

The property is within walking distance of the village centre and all of its amenities. A leisure centre is within a 2-minute walk of the property, and access to both Leicester and Loughborough is excellent via the A6.





The Apartment

The property offers bright accommodation over one floor and extends to approximately 550 square feet. There are two double bedrooms, the principal boasting fitted wardrobes and a spacious bathroom. The lovely open-plan living, dining, and kitchen area features a Juliet balcony. The apartment benefits from both allocated and visitor parking.

Property Information

EPC Rating: D.

Tenure: Leasehold. Length of Lease: 125 years from 2004.

Ground Rent: approx. £200 per annum.

Maintenance Charge: approx. £979.64 half yearly.

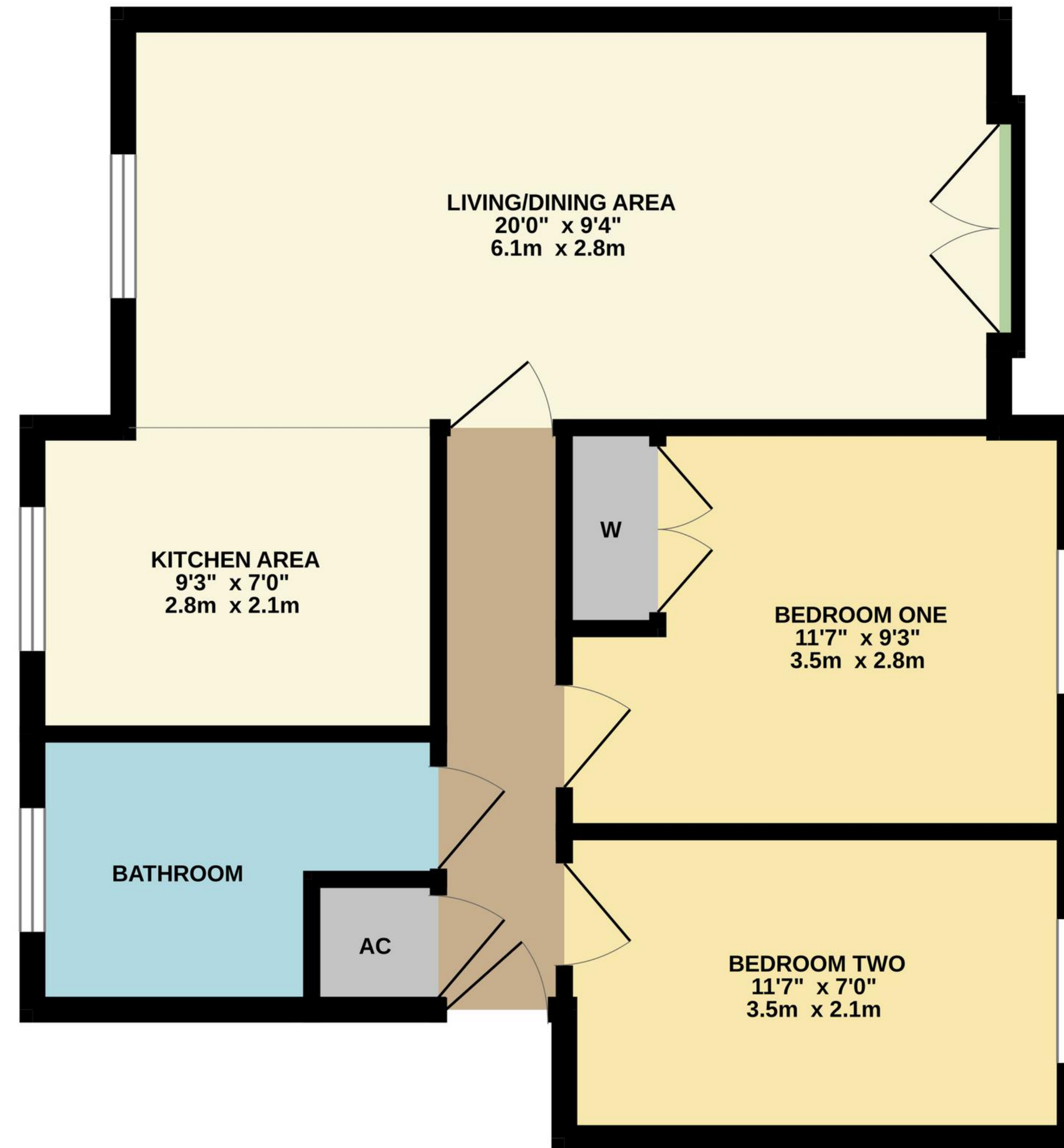
Council Tax Band: B.

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 : 536 sq.ft. (49.8 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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