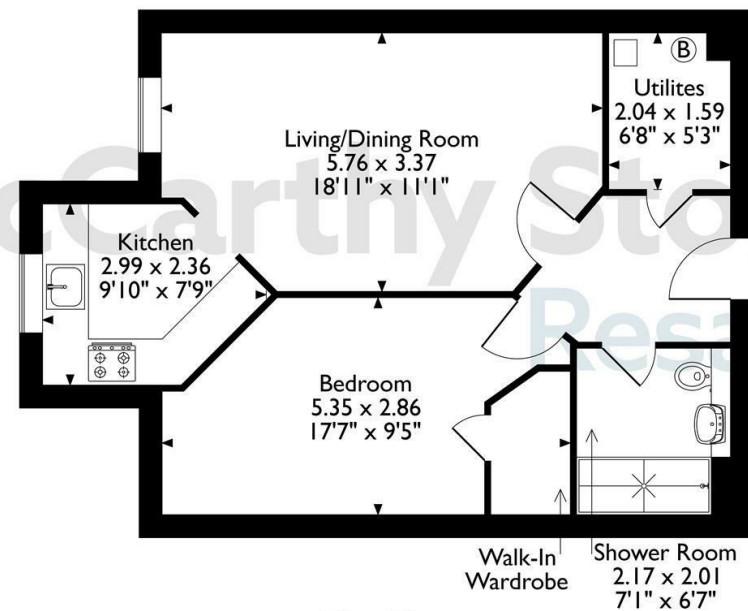
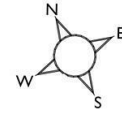
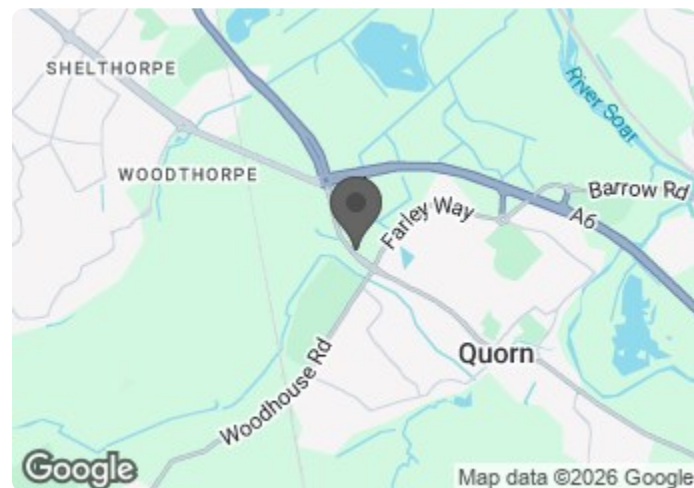


Loughborough Road, 31 Farnham House, Quorn, Leicestershire  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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**31 Farnham House**

Loughborough Road, Quorn, LE12 8XF



**Asking price £235,000 Leasehold**

A beautifully bright one bedroom WEST FACING apartment situated on the first floor within a POPULAR MCCARTHY STONE retirement living development.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Farnham House, Loughborough Road, Quorn

## Farnham House

Situated on Loughborough Road in the stunning village of Quorn, Mill Gardens & Farnham House is a superb Retirement Living community exclusively for the over 60's, offering a collection of 3 one bedroom and 9 two bedroom bungalows available for sale, plus 27 one bedroom and 21 two bedroom apartments available for sale or for rent. Set in the heart of the Charnwood Forest, Quorn is a quiet and scenic spot, while also offering multitude of amenities, entertainment and attractions right on the doorstep, making the idea location for your retirement.

This Retirement Living development in Quorn offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socialising. There are lifts to all floors as well as car parking onsite - including guest parking. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too.

## Local area

Quorn is a stunning village in Leicestershire, just 10 miles north of Leicester and 3 miles south of Loughborough. Set in the heart of the Charnwood Forest, Quorn is a quiet and scenic spot, making it the ideal location for our latest McCarthy & Stone Retirement Living development. All your daily necessities are within easy reach, with a Co-op store just down the road and the village centre just 0.3 miles away. In Quorn, there's a local convenience store, post office, chemist, optician, hairdresser and eateries, as well as a medical centre and library.

## Entrance hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

## Living Room

A bright and airy living room with west facing aspect and outlook towards the attractive McCarthy Stone bungalows opposite. The spacious room provides ample room for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling points and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## Kitchen

Modern kitchen with a range of white high gloss units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the auto opening wet facing window. Inset waist height (for minimal bend) electric oven with space above for a microwave. Four ring electric hob with glass splash back and extractor hood. Integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

## Bedroom

A generous west facing bedroom that has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling point, and raised electric power sockets.

## Shower room

Fully fitted modern suite comprising with a full width low level shower with glass screen and grab rail. WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

## Service charge

- Onsite visiting house manager
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your

# 1 Bed | £235,000

Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or house manager.

Annual Service charge: £2,556.58 for financial year ending 31/03/2027.

## Lease information

Lease: 999 years from 1st June 2020

Ground rent: £495.00 per annum

Ground rent review: 1st June 2035

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

