



**DRAFT DETAILS**

**FLAT 8, QUORN COURT, 26 HIGH STREET,  
QUORN, LEICESTERSHIRE, LE12 8DT**



**PRICE: £124,950**

- ❖ FIRST FLOOR APARTMENT
- ❖ SINGLE GARAGE
- ❖ COMMUNAL GARDENS

Set within walking distance of the centre of Quorn this first floor leasehold flat is set within this former hunting lodge now known as Quorn Court. Offering well-presented accommodation that includes entrance hall, lounge, dining room, fitted kitchen, bedroom and refitted shower room. The property enjoys access to large communal gardens to the rear, garage and visitor parking. There is allocated storage space in the cellar. Energy rating D.

**THINKING OF SELLING?**

**For a FREE VALUATION of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**COMMUNAL ENTRANCE HALL** Which is accessed via an intercom system at the front door. This leads to a large communal staircase Flat 8 can be located on the first floor which is the first door on the right. Small corridor leads to the front door which intern leads to the:

**ENTRANCE HALL** Ceiling light point. Central heating radiator. Solid oak flooring. Internal doors give access to:

**LOUNGE** 4.19m x 3.33m (13' 9" x 10' 11") Window to the front elevation with secondary glazing fitted. Ceiling light point. Feature fireplace with surround and back boiler. Old style feature radiator. Solid oak flooring. Archway and step down leads through to:

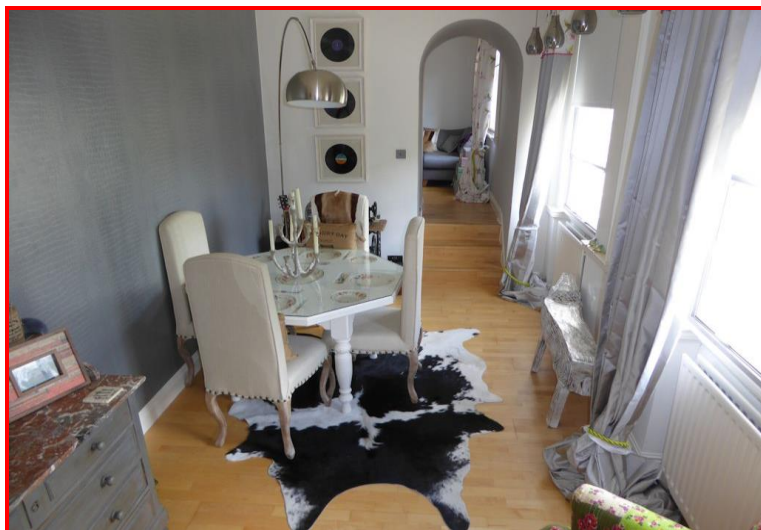
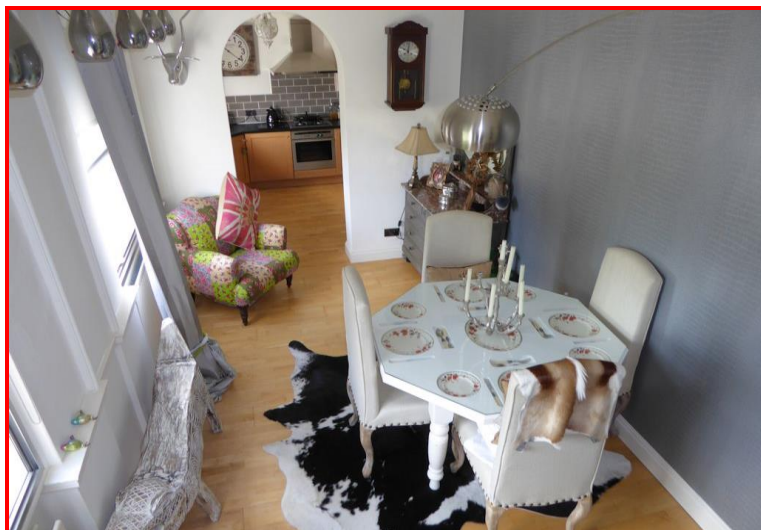
**DINING ROOM** 3.96m x 4.5m (13' 0" x 14' 9") Two windows to the front elevation fitted with secondary glazing. Six ceiling light points. Two central heating radiators. Solid oak flooring. Archway leading through to:

**KITCHEN** 3.02m x 2.9m (9' 11" x 9' 6") Comprises of a matching range of base and eye level units with fitted work surface with 1 ½ bowl sink and side drainer inset. Integrated slim line dishwasher, washing machine and oven, hob and extractor. Window to the front elevation with secondary glazing fitted. Ceiling light point. Solid oak flooring.

**BEDROOM 1** 4.19m x 2.69m (13' 9" x 8' 10") Window to the front elevation with secondary glazing fitted. Ceiling light point and three down lights. Central heating radiator. Solid oak flooring.

**SHOWER ROOM:** Comprises of a three piece suite to include W.C., wash hand basin and shower cubicle. Obscure glazed window to the front elevation with secondary glazing fitted. Three ceiling downlights. Heated ladder effect towel rail. Built in cupboard housing the property's hot water cylinder and providing storage.

**OUTSIDE** The property enjoys access to a large communal lawned to the rear which encompassed by an in and out driveway with garages to either side and visitor parking to the left hand corner. Number 8 enjoys access to a garage which is in the right hand block and is the first garage you come to along the drive. There is planting surrounding the lawn and the garden is enclosed by a feature brick wall.



**DIRECTIONS** From our office proceed in a southerly direction on A6 Leicester Road and at the large traffic island junction proceed straight over as sign posted for the village of Quorn. Upon entering the village proceed in to the centre where Quorn Court can be located on the right hand side to be easily identified by our For Sale board.

**SERVICES** All services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION** We understand the property to be Leasehold and vacant possession will be given upon completion of the sale. The property enjoys a 140 year lease as of 25<sup>th</sup> December 2010. There is currently 135 years remaining. The service charge is £3,000.00 per annum and there is a £25.00 a year ground rent. The property is managed by Aidan J Reed of 100 Ashby Road, Loughborough, Leicestershire LE11 3AF, the telephone number is 01509 631120.

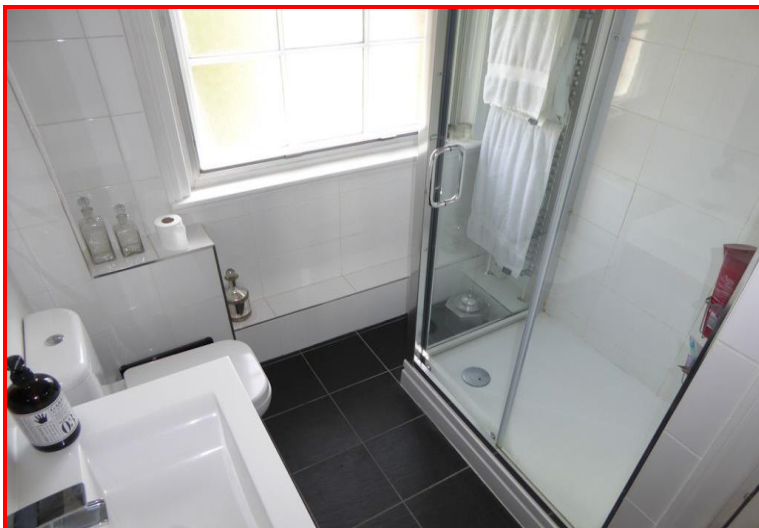
**LOCAL AUTHORITY** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

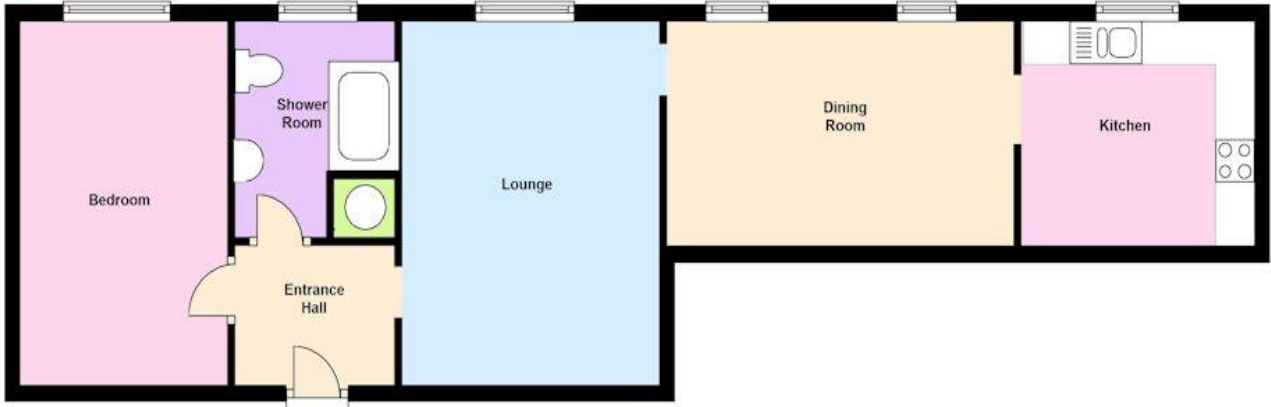
**MONEY LAUNDERING** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

**VIEWING** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE** All dimensions and floor plans 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.



### First Floor Flat



#### Energy Performance Certificate

Flat 8 Queen Court  
25, High Street  
Quorn  
LE12 8DT

Dwelling type: Top floor flat  
Date of assessment: 3 March 2010  
Date of certificate: 03 Mar 2010  
Reference number: 0278-1595-0217-7030-3940  
Type of assessment: RESAP, existing dwelling  
Total floor area: 63 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

##### Energy Efficiency Rating

Current: **D** (57)

##### Environmental Impact (CO<sub>2</sub>) Rating

Current: **D** (64)

England & Wales 2002/91/EC EU Directive

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	377 kWh/m <sup>2</sup> per year	273 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.0 tonnes per year	2.8 tonnes per year
Lighting	£97 per year	£34 per year
Heating	£200 per year	£448 per year
Hot water	£157 per year	£111 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised testing conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

