



Sinclair

Flat 2c, Warner Street, Barrow Upon Soar, Leicestershire, LE12 8PB

£170,000

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Property at a glance

- Super Ground Floor Flat
- Ease Of Access To Amenities
- Ideal FTB/ Downsize or Rental
- Council Tax Band*: C
- Favoured Village Location
- Secure Parking
- Enjoys a Private Entrance
- Price: £170,000

Overview

Part of the 'Marans Mews' select development this property is ideal for the first time buyer or those wanting to downsize to ground floor accommodation and be within ease of access to this popular village and its amenities. The property has also had a successful rental history so would suit an investor. The property enjoys its own private entrance which leads to well proportioned accommodation which comprises living room, dining kitchen, lobby leading to 2 bedrooms and a bathroom. There are double doors from the property leading to a communal outdoor seating area and the secure parking with remote activated security gates.

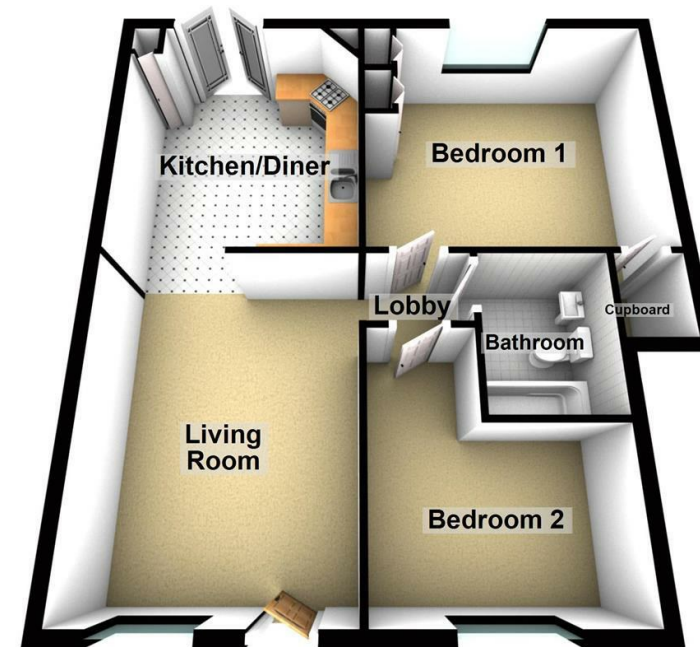
Location**

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It has a population of around 5,000 and is part of the Charnwood district and famous for a plesiosaur excavated there in 1851. It lies on the east bank of the River Soar which attracts fishing, boaters and water enthusiasts alike. The village is well serviced with a supermarket, gift shops, various takeaways and public houses to suit. There is a childrens nursery, primary school, secondary school and community centre, football club and cricket ground and host of other clubs and groups. The village benefits from its own train station and the Ivanhoe Line gives access to Loughborough, Leicester and Nottingham. Nearest Airport: East Midlands (11.9 miles). Nearest Train Station: Barrow. Nearest Town/City: Loughborough (3.4 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor Flat



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Detailed Accommodation

Canopy over the uPVC double glazed entrance door with inset opaque double glazed window through to the main living room.

LIVING ROOM

15' 4" x 11'1" (4.57m x 3.38m)

uPVC double glazed window to the front elevation, radiator, wood effect Karndean style flooring with open access to the dining kitchen and inner lobby.

DINING KITCHEN

12'8" x 11'2" (3.86m x 3.40m)

The kitchen area has a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. Fitted gloss units with chrome bar style handles to the wall and base, roll edge work surface and tiled surround. Electric hob with oven under and stainless steel and glass extractor canopy hood over, inset Bosch microwave oven, integrated fridge, freezer and washing machine. Radiator, wall mounted Worcester combination gas fed boiler concealed to a cupboard, continued flooring from the living room and uPVC double glazed french patio doors to the rear elevation accessing a communal garden area.

INNER LOBBY

The inner lobby has access to two bedrooms and the bathroom.

BEDROOM ONE

14' x 12'5" (4.27m x 3.78m)

(Including fitted wardrobe / cupboards)

uPVC double glazed window to the rear elevation, radiator and fitted wardrobe / cupboards. Door accessing a further built in store cupboard.

BEDROOM TWO

9' x 7'9" (2.74m x 2.36m)

uPVC double glazed window to the front elevation. Radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising: panel bath with chrome mixer tap and thermostatic chrome shower over with shower screening, low flush WC with push button flush and concealed cistern. Pedestal wash hand basin with chrome mixer tap, heated chrome towel rail and tile effect flooring.

OUTSIDE

To the front of the property is a low maintenance gravelled garden with brick wall to the boundary with iron railings and a personal access gate.

To the rear is a communal garden area with gravelled seating area, shrubs and trees. There is allocated parking which is accessed off Warner Street via remotely operated security gates.

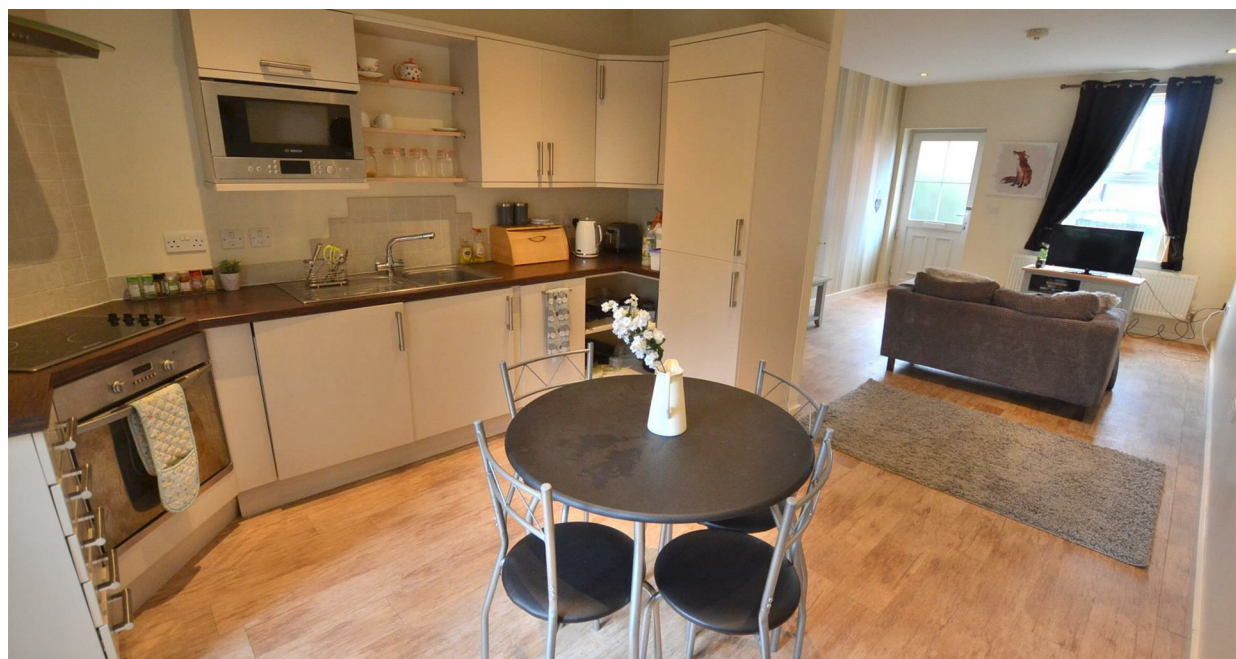
Tenure

We are advised by the vendor that the property is held leasehold on the balance of 999 year lease dated 9 October 2009. There is a management charge payable of £793 PA. - Each vendor of the Marans Mews Properties together form The Management Company. Butlins act in an administrative capacity only.



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

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01509 812777



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