



Farnham Court, Bond Lane | | Mountsorrel | LE12 7AA

Asking price £99,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Situated by Stonehurst Farm this ground floor flat is set in a popular location nearby numerous amenities. The property offers generous open living, offering a living room, bedroom, kitchen and bathroom. No Upward Chain.

- Ground Floor Apartment
- Popular Location
- One Reception Room
- Large Living Space
- Close to Amenities
- Ideal For Downsizers/FTB
- One Bedroom
- Modern Kitchen
- Designated Parking Space
- No Chain

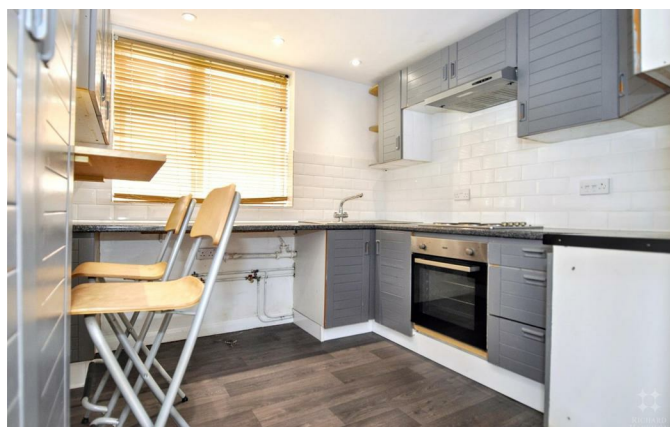
Entrance Hall
Front door leading to all rooms.

Living Room
A generous sized room with a window to the front. There is ample space for living and dining furniture.

Kitchen
The kitchen has integrated appliances such as electric hob with an extractor fan, oven and space for a washing machine and fridge freezer.

Bedroom
A spacious bedroom that has a window toward the front of the property.

Bathroom
A three piece suite with bath and shower over, low level flush W/c and wash hand basin.



"An Ideal First Time
Buy Or Investment"



Outside

A designated parking space outside and bin storage area around the corner.

The Area

Set just off the main road, Farnham Court sits tucked away in the heart of Mountsorrel opposite the popular family attraction, Stonehurst Farm. Mountsorrel is a sought after village boasting an ever increasing array of facilities, including shops, pubs and the Michelin starred Johns House Restaurant. The Waitrose superstore is a short walk away, with a café and nearby regular bus routes.

Extra Information

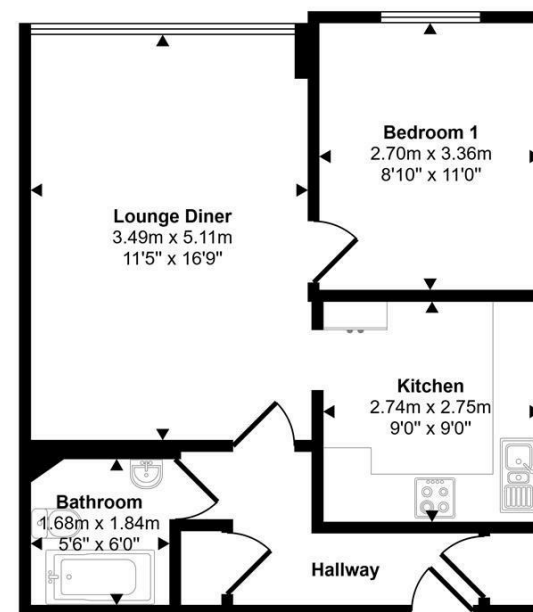
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Leasehold Info

The property is Leasehold with current lease expiring 2072. The vendor informs us there is a service charge/ground rent circa £40pcm - this is yet to be formally confirmed via solicitors.

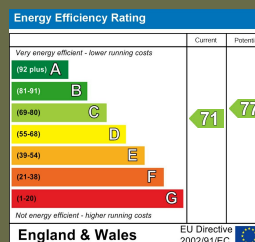


Approx Gross Internal Area
46 sq m / 497 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk