

Alexanders

Brand Hill

Woodhouse Eaves

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- A beautiful first floor apartment
- Located within a converted country house
- Striking setting in the Charnwood Forest
- Shared gardens and grounds of circa 6 acres
- Beautifully appointed period accommodation
- Sitting room, kitchen/diner
- Two double bedrooms and a family bathroom
- Designated parking and a garage
- EPC Rating E/ Council Tax Band E/ Freehold 1/6th share

Agents Note

A stunning apartment in one of the best addresses in the East Midlands.

Location

A highly regarded village boasting a range of exceptional amenities including a bus route, doctors surgery, chemist and four pubs/eateries. The local primary school is excellent, and there is also a superb choice of well thought of private schooling options nearby in Loughborough and Leicester.

There is easy access to Bradgate Park and Cropston Reservoir, and commuter access to Loughborough, Leicester, Nottingham and Birmingham is accessible via the excellent road network. Loughborough train station is 5.3 miles from the property, with parking and access to London St. Pancras railway station.

Accommodation Summary

Entrance hall, sitting room, kitchen/diner, utility, two bedrooms, family bathroom

Outside: Shared grounds of circa 6 acres with formal lawns and a spinney, single garage and off road parking spaces available.





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Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

The residents of the six apartments own a share of the freehold (1/6th) and are directors of the management company. Maintenance charges £225 per calendar month.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





First Floor

Approx. 110.9 sq. metres (1193.3 sq. feet)



Total area: approx. 110.9 sq. metres (1193.3 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

