



Appt 5 Coleorton Hall

| LE67 8FZ | Offers In The Region Of £280,000

ROYSTON
& LUND

- Grade II Listed 19th-Century Country Mansion
- 55 Acres of Stunning Communal Grounds
- Generous Lounge/Diner
- Communal Parking Area
- EPC rating Grade II Listed Building
- First Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen & Shower room
- Leasehold - monthly fees apply
- Council Tax Band E





Royston and Lund are pleased to bring to the market this two double bedroom top floor apartment situated in the absolutely stunning Coleorton Hall which is set on 55 acres of beautiful gated grounds. The historic grade II listed 19th-century country mansion, formerly the seat of the Beaumont baronets of Stoughton Grange has been converted into a range of residential apartments and sits within easy access of Ashby-de-la-Zouch.

The apartment is accessed via a communal staircase towards the second floor and briefly comprises an entrance hallway with intercom, a generous lounge/diner with dual aspect windows, two double bedrooms with built in wardrobes to the main bedroom, a modern fitted kitchen and a shower room consisting of a main shower, WC, wash basin and built in storage.

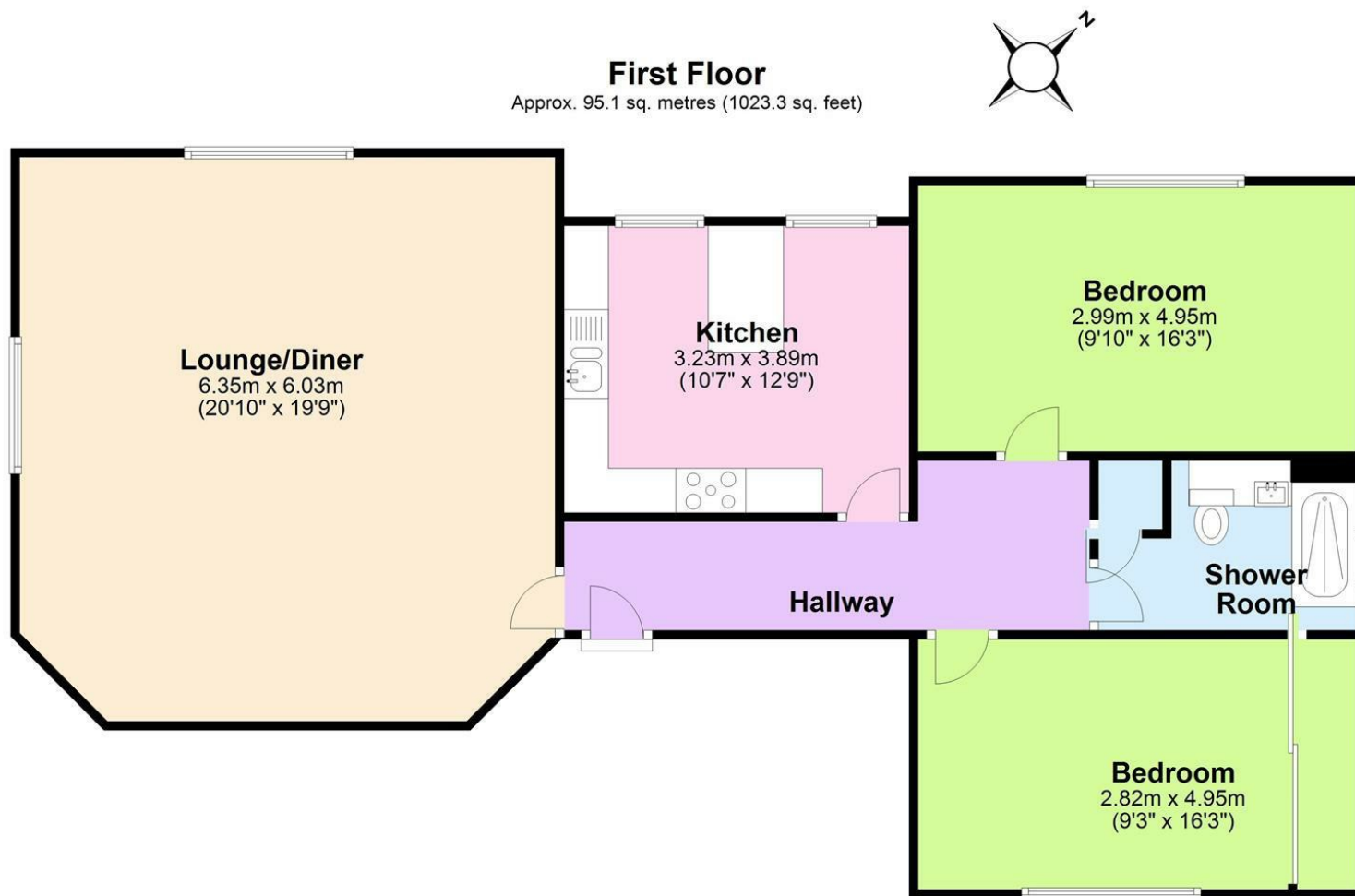
Lease - 105 years remaining

Monthly charges: Hall maintenance inc insurance £179
55 acre gardening £154
building insurance £45.50

These will come into effect in July. Vendor will pay the fees up until this time

Includes all maintenance , buildings insurance. Central boiler but each appt. pays there own bill. Service charges are





Total area: approx. 95.1 sq. metres (1023.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**