



Flat 1 Trinity Court, John Earl Road, Barrow Upon Soar LE128GF

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### Property at a glance:

- Ground floor apartment
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- Spacious shower room
- Communal gardens
- Two parking spaces
- Situated in a popular village location

**£169,950 Leasehold**



A well presented ground floor apartment which has a spacious modern shower room, neutral decor and generously proportioned lounge/dining room with kitchen off, as well as entrance hall with walk in storage and access to both double bedrooms. The site is well laid out with each apartment having two parking spaces with additional communal garden and refuse facilities and is situated in this highly regarded modern development close to open countryside on the fringe of this popular Soar Valley village with excellent amenities and travel links via Road, Rail and Air all nearby.

### GENERAL INFORMATION

Barrow upon Soar is an area renowned for its fossil findings and today Barrow is an attractive thriving village with its situation between Leicester & Loughborough & easy access to the M1 & M69 motorways & excellent public transport links for travel to the universities of Loughborough, Leicester & Nottingham. The village's amenities include schools, shops, churches, public houses, a library & a health centre. Plus the railway station offers rail commuters access to cities to the north & south.

### EPC RATING

We are awaiting the EPC for this property.



### OUTSIDE

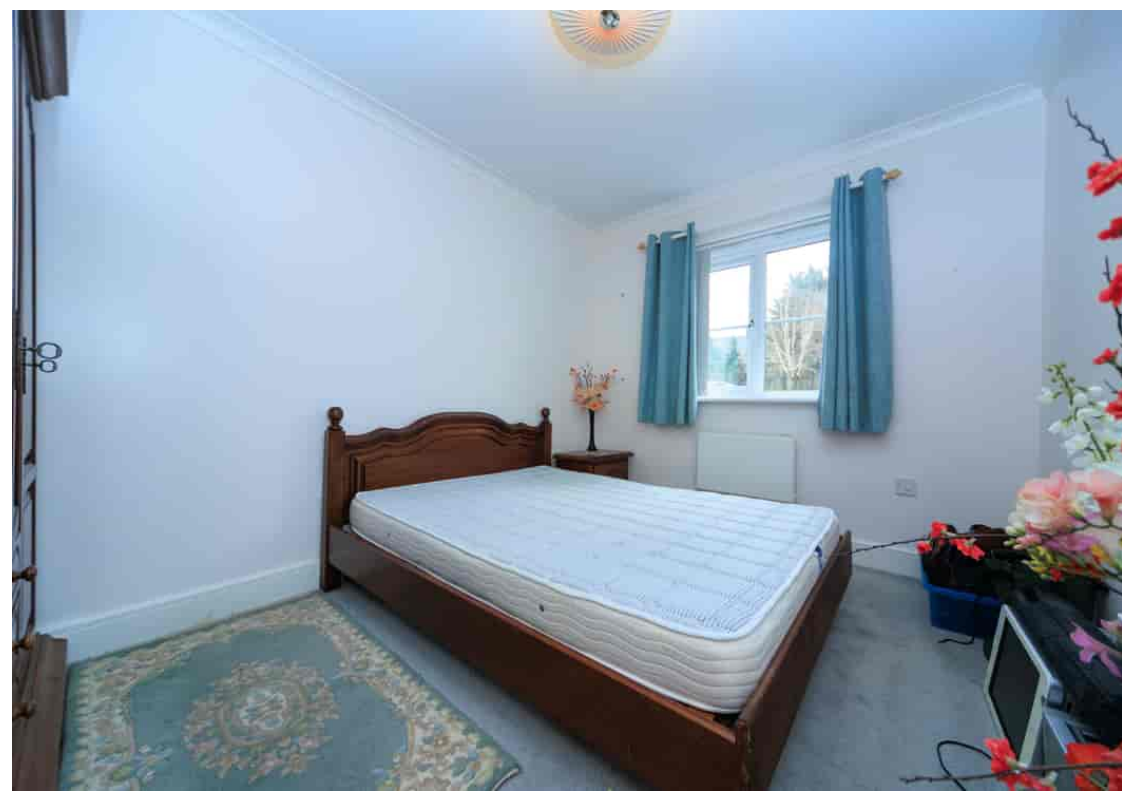
The property's sit within communal gardens which include a well maintained frontage with specimen maple tree to centre. The rear offers a parking area with each property having parking for two cars, a communal bin store and further planting and grassed garden area.

### HALL

3.8m x 1.08m (12' 6" x 3' 7") With access off to both double bedrooms, the lounge/dining/kitchen area, re-fitted shower room and also off to:

### WALK IN STORAGE

2.13m x 1.08m (7' 0" x 3' 7") with plentiful storage shelving/hanging space





### **LOUNGE/DINER**

5.15m x 3.94m (16' 11" x 12' 11") With window to the front elevation, electric heater, ceiling light point and having ample space for both seating with the dining space then being open plan to:

### **FITTED KITCHEN**

3.11m x 2m (10' 2" x 6' 7") Fitted with base and eye level units with contrasting work-surfaces and complementary tiling with space for two appliances, in-built oven, hob, extractor and splash-back, one and a quarter bowl stainless steel sink with drainer and mixer, UPVC double glazed window to the front elevation and ceiling down-lights.

### **BEDROOM ONE**

3.43m x 3.30m (11' 3" x 10' 10") With a fitted three door wardrobe, UPVC double glazed window to the rear elevation, electric heater, ceiling light point.

### **BEDROOM TWO**

3.43m x 2.64m (11' 3" x 8' 8") With UPVC double glazed window to the the rear elevation, ceiling light point and electric heater.

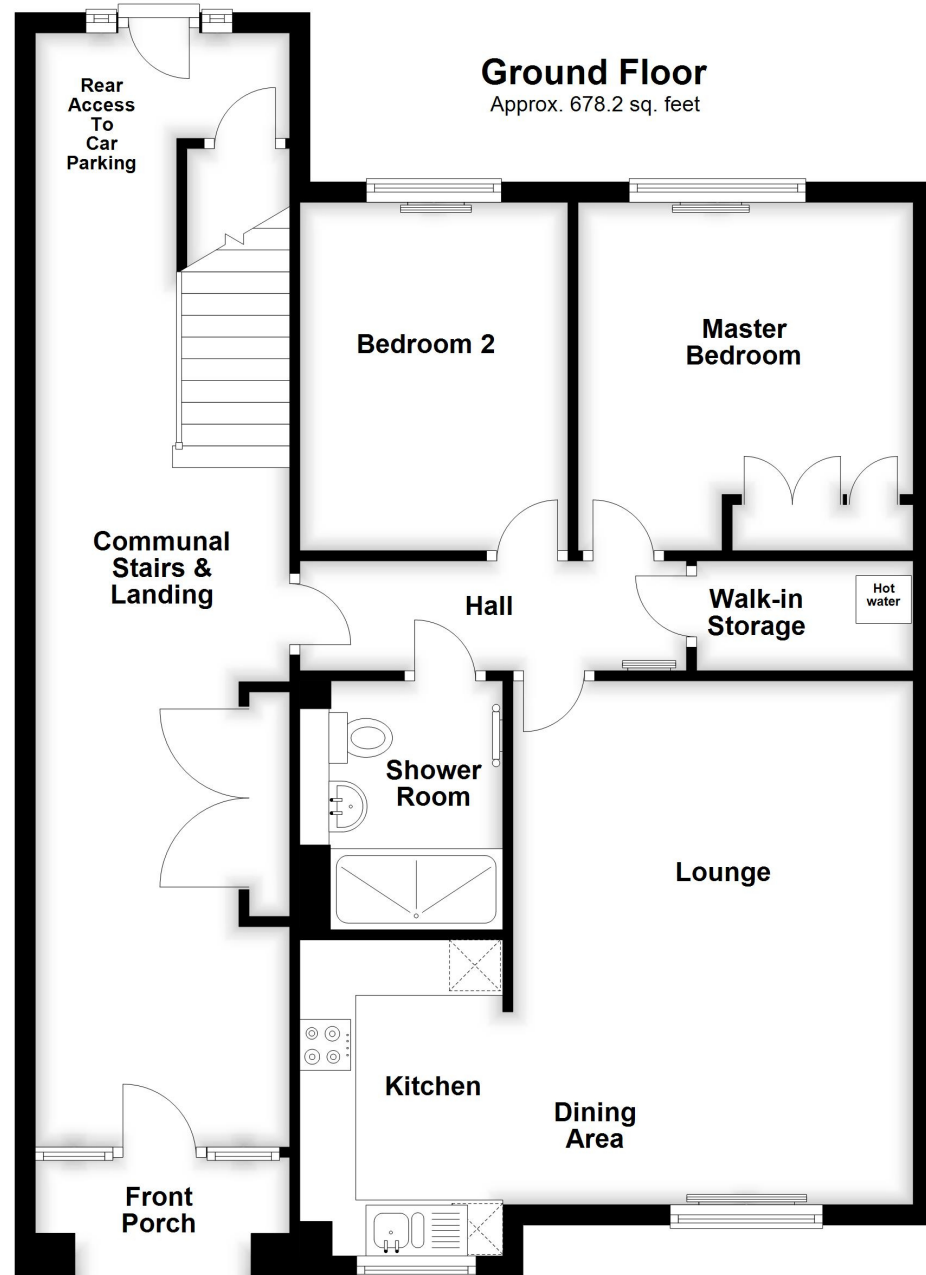
### **SHOWER ROOM**

2.45m x 2m (8' 0" x 6' 7") This spacious room includes a walk in large double shower cubicle, close coupled WC and pedestal wash basin with plentiful display space, towel radiator, tiling and ceiling down-lights.

### **LEASEHOLD INFORMATION**

Annual ground rent charge: £175.00  
Ground rent review period: Every 25 years  
Annual service charge: £1677.28  
Service charge review period: Every year  
Lease end date: 29/05/2131 - 109 years remaining





IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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