

EPWORTH COURT

**EXCLUSIVE PROPERTIES SET IN A DESIRABLE VILLAGE
LOCATION - CONVENIENT, STYLISH AND INDIVIDUAL**



Station Road, Quorn, Leicestershire





EPWORTH COURT

THIS SELECT DEVELOPMENT OF INDIVIDUALLY-STYLED PROPERTIES HAS EVOLVED IN AN HISTORIC CORNER OF OLD QUORN IN THE HEART OF THIS POPULAR LEICESTERSHIRE VILLAGE ON THE EDGE OF THE CHARNWOOD FOREST

A unique development, conveniently placed at the centre of a thriving village, with the tranquil setting of St Bartholomew's Church as a backdrop. It comprises a clever blend of tasteful new homes, plus four stunning apartments created within a converted chapel. Each property has been individually designed to fit with the unique character of the development and finished in soft, neutral shades to suit a wide range of interior design



choices. The attractive living spaces have been designed with comfort and convenience in mind and to cater for a variety of lifestyles. Quorn is a prime location boasting a wealth of local facilities including a community college and comprehensive upper school, providing part-time and evening classes. More extensive schooling can be found at the Endowed Schools in nearby Loughborough. The village is centrally placed for

EASY LIVING

easy travel to other parts of the country and is on the doorstep of the Charnwood Forest – a stunning natural area offering scenic walks and beautiful countryside.





EPWORTH COURT

THE DELIGHTFUL, HISTORIC VILLAGE OF QUORN IS ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN LEICESTERSHIRE AND HAS A LONG AND FASCINATING HISTORY

Just three miles from Loughborough, with its wide range of facilities and schools, Quorn itself has a host of local amenities which are literally on the doorstep of Epworth Court, including a post office, general store and medical centre.

There is a wide range of village shops, restaurants and pubs, two quality hotels, a community college and many leisure facilities including a swimming pool. The excellent selection of local shops also includes a hairdresser's, beautician,



an up-market interior design and furniture shop and a florist. The local police station is on the main road and there is a library, dentist and excellent recreation grounds and parks. There are also several golf clubs close by, including Charnwood, Lingdale and Rothley Park.

PERFECT
LOCATION



QUALITY AND STYLE

KITCHENS:

Contemporary ranges, fitted with high-specification units and stylish worktops. Appliances include oven, ceramic hob, extractor hood, integrated fridge/freezer, dishwasher and washer/dryer.

BATHROOMS:

Contemporary Villeroy and Boch white wash hand basins and WCs. Baths by Roca, shower enclosures by Huppe and contemporary chrome heated towel rails.

ELECTRICAL:

Modern track lighting in the kitchens and low-voltage spotlights in bathrooms and en-suites. Wired for a satellite TV.

FLOOR COVERINGS:

Kitchen areas and bathrooms are tiled.

PARKING:

Each property has an allocated parking position.

TENURE:

On a 199 year lease.

MANAGEMENT COMPANY:

Butlin Property Services have been appointed as the management company and will be responsible for the landscape maintenance and, where applicable, building insurance, building repairs and the sinking fund. For further information on the service charges, please contact James Sellicks Special Projects.

RESERVATION PROCEDURE:

The reservation fee is £1,000, which secures the property for four weeks.

The price remains fixed within this period and the reservation fee is automatically credited to the purchase price upon completion.

Contracts must be exchanged within the four-week reservation period.

The reservation fee is non-refundable in the event of cancellation by the purchaser. Cheques should be made payable to Rivers Trading Limited, the vendor's solicitor as stakeholder.

BUILD WARRANTY:

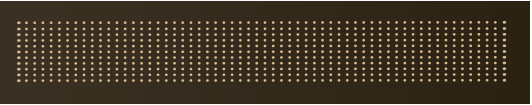


EPWORTH COURT

Station Road, Quorn, Leicestershire



SPECIFICATIONS



EPWORTH COURT

Station Road, Quorn, Leicestershire

TOWNHOUSE NO. 9

living area	4.05 x 3.9	13' 3" x 13'
kitchen/dining	2.65 x 7.55	8' 9" x 24' 9"
bedroom 1	3.9 x 5.05	12' 9" x 16' 6"
dressing	2.35 x 2.35	7' 9" x 7' 9"
bathroom	2.1 x 2.35	7' x 7' 9"
bedroom 3	2.8 x 3.9	9' 3" x 12' 9"
bedroom 2	4.3 x 4.75 to roof intersection	14' x 15' 9"
ensuite	2.4 x 1.8	8' x 6'
Total	142m²	1528 sq ft

APARTMENT NO. 10

living area	3.8 x 5.3	12' 6" x 17' 3"
kitchen area	3.15 x 2.6	10' 3" x 8' 3"
bathroom	1.8 x 2.6	6' x 8' 3"
bedroom 2	3.25 x 3.4	10' 6" x 11'
bedroom 1	4.5 x 5.45 to roof intersect	14' 9" x 18'
ensuite	2.5 x 2.35 to roof intersect	8' 3" x 7' 9"
Total	109m²	1172 sq ft

APARTMENT NO. 11

living area	3.95 x 8 max dim inc kitchen	13' x 26' 3"
kitchen area	1.8 x 2.4 within living area	6' x 7' 10"
bathroom	1.8 x 2.9 max dim	5' 10" x 9' 11"
bedroom	3.15 x 3.2 to wardrobe	10' 3" x 10' 6"
Total	50m²	538 sq ft

APARTMENT NO. 12

living area	4.75 x 6.5 max dim	15' 6" x 21' 3"
kitchen area	3.45 x 2.1 within living area	11' 3" x 6' 9"
bathroom	3.45 x 1.8 max dim	11' 3" x 6'
bedroom	2.8 x 3.7 to wardrobe	9' 3" x 12' 3"
Total	60m²	646 sq ft

APARTMENT NO. 13

living area	4.75 x 6.25	15' 3" x 20' 3"
kitchen area	1.95 x 3.5	6' 3" x 11' 5"
wc	1.65 x 1.6	5' 2" x 5' 5"
bedroom 2	2.75 x 3.7	9' x 12'
ensuite	1.65 x 2.15	5' 6" x 7'
bedroom 3 / study	2.35 x 5.2 to roof intersect	7' 9" x 7'
bedroom 1	4.75 x 4 not inc dressing area / wardrobes	15' 6" x 13' 3"
dressing	2.1 x 3.5	6' 9" x 11' 5"
ensuite	2.5 x 2.7	8' 3" x 9'
Total	138m²	1490 sq ft

APARTMENT NO. 14

living area	8.2 x 4.2 max dim	26' 9" x 13' 9"
kitchen area	3 x 2.15 within living area	9' 9" x 7' 3"
bedroom	2.8 x 3.3 to wardrobe	9' 3" x 10' 9"
bathroom	2.85 x 1.85 max dim	9' 3" x 6'
Total	51m²	549 sq ft

APARTMENT NO. 15

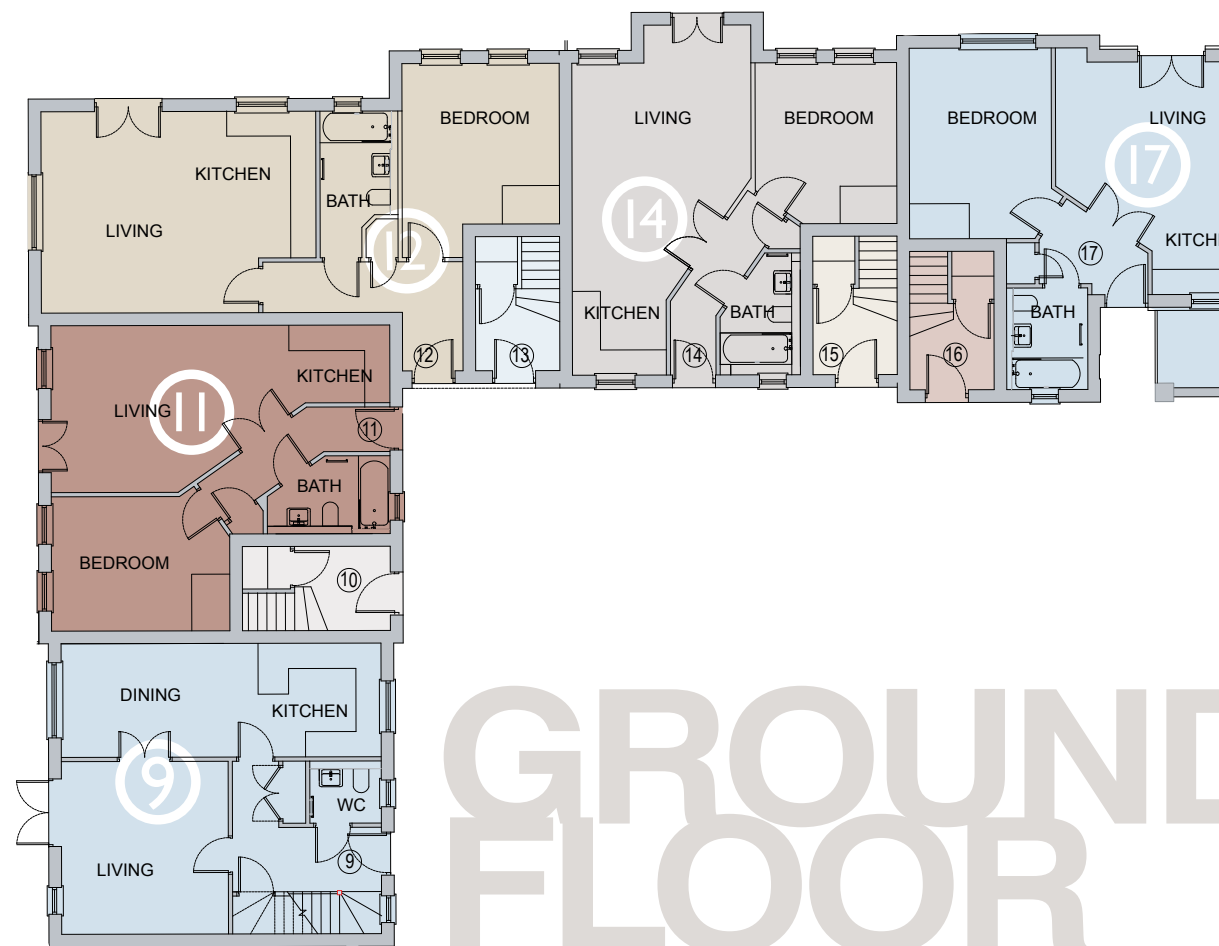
living area	4.65 x 4.25	15' 3" x 14'
kitchen area	2.6 x 3.6	8' 6" x 11' 9"
bedroom 2	2.75 x 3.25	9' x 10' 6"
bathroom	2.6 x 1.8	8' 6" x 5' 10"
bedroom 1	4.8 x 5 max dim to roof intersect	15' 9" x 16' 3"
ensuite	1.6 x 3.2 to roof intersect	5' 5" x 10' 6"
Total	104m²	1119 sq ft

APARTMENT NO. 16

living area	5.45 x 5.35 max dim	18' x 17' 9"
kitchen area	2.55 x 2.3	8' 3" x 7' 6"
bedroom 2	3.3 x 3.2	10' 9" x 10' 3"
bedroom 1	4.75 x 4.15	15' 6" x 13' 9"
bathroom	3.2 x 2.05	10' 3" x 6' 8"
Total	99m²	1065 sq ft

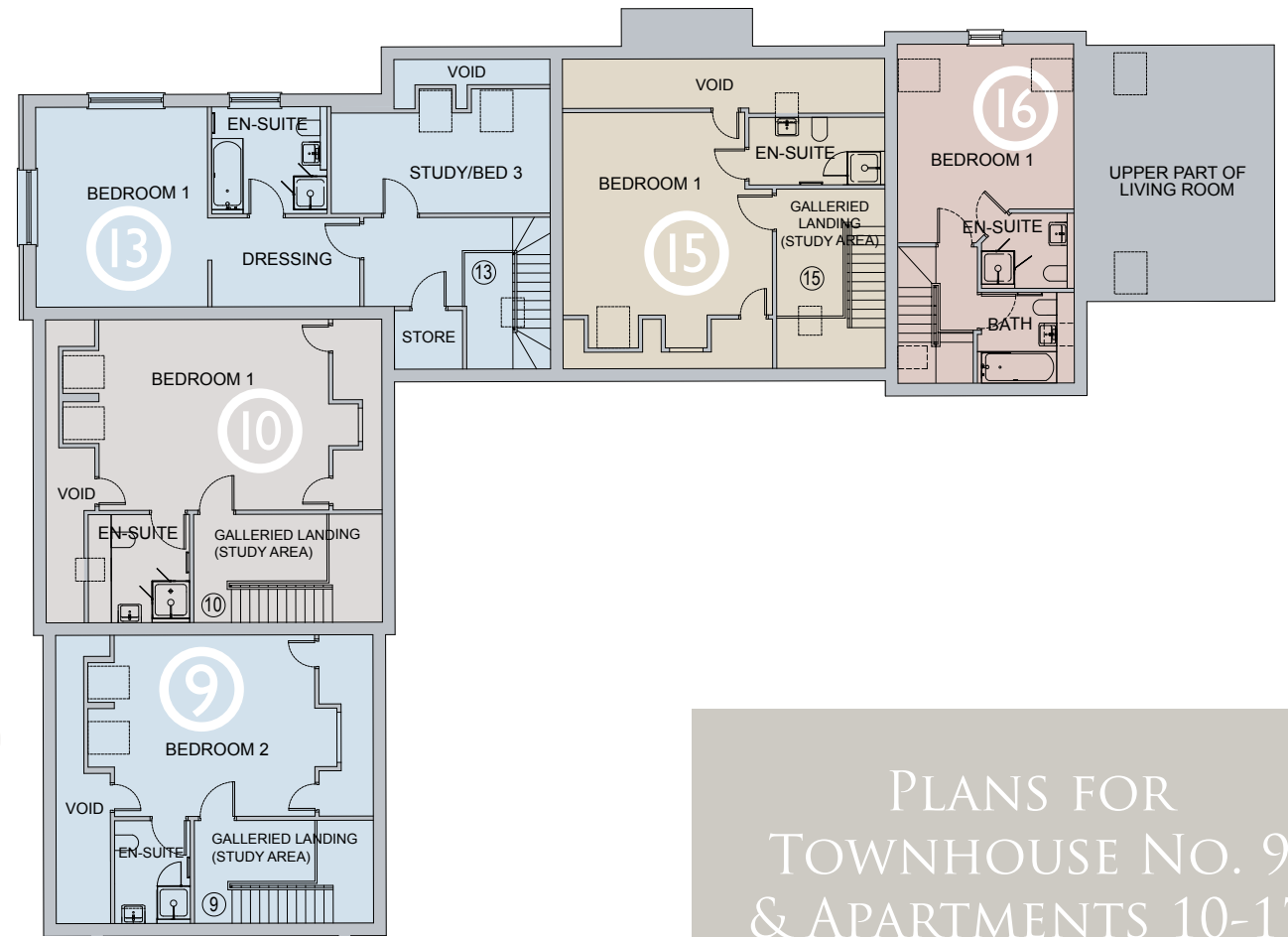
APARTMENT NO. 17

living area	5.5 x 5.2 maximum dimensions	18' x 17'
kitchen area	2.25 x 2.75 within living area	7' 4" x 9'
bedroom	3.45 x 3.35	11' 3" x 11'
bathroom	2.4 x 1.9	7' 9" x 6' 3"
Total	51m²	549 sq ft



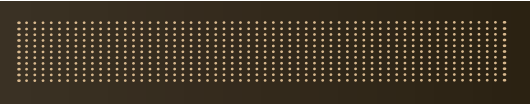
GROUND FLOOR

1ST FLOOR



2ND FLOOR

PLANS FOR
TOWNHOUSE No. 9
& APARTMENTS 10-17





EPWORTH COURT

**STUNNING STAINED-GLASS WINDOWS,
ORIGINAL BEAMS AND ORNATE STONEMWORK
COMBINE TO CREATE FOUR HEAVENLY HOMES
IN A DESIRABLE COURTYARD LOCATION**

A fascinating blend of old and new, Epworth Court has been sympathetically designed to reflect previous uses of this historic site. A converted chapel sits next to tasteful contemporary apartments, adding further originality and character to the unique courtyard design.



The four apartments, created within Quorn's former Wesleyan Chapel, benefit from clever use of light, space and distinctive original features, combined with state-of-the-art appliances and materials to suit modern everyday living.

UNIQUE CHAPEL CONVERSION



GROUND FLOOR

APARTMENT NO. 5

bedroom 1	3.25 x 2.75 to ensuite wall	10' 9" x 9'
ensuite	1.8 x 2.35 max dim	6' x 7' 9"
bedroom 2 / study	2.65 x 3.3	8' 9" x 10' 9"
living area	8.7 x 5.2 max dim inc. stair & kitchen	28' 6" x 16' 9"
kitchen area	2.3 x 2.7 within living area	7' 6" x 9'
Total	79m²	850 sq ft

APARTMENT NO. 6

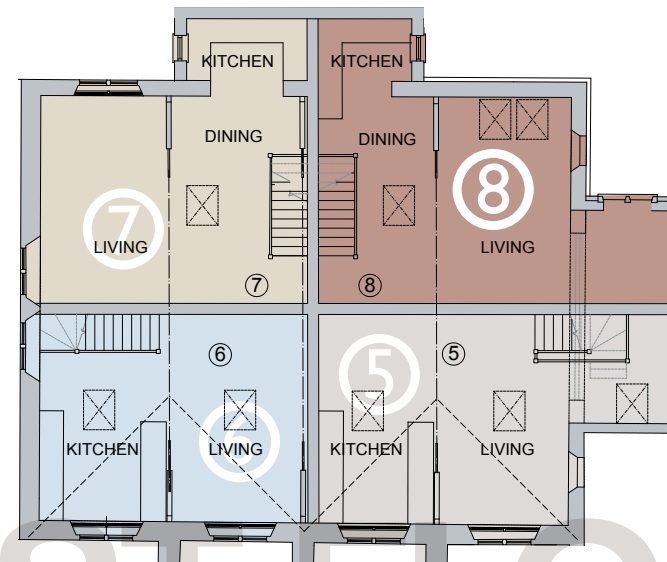
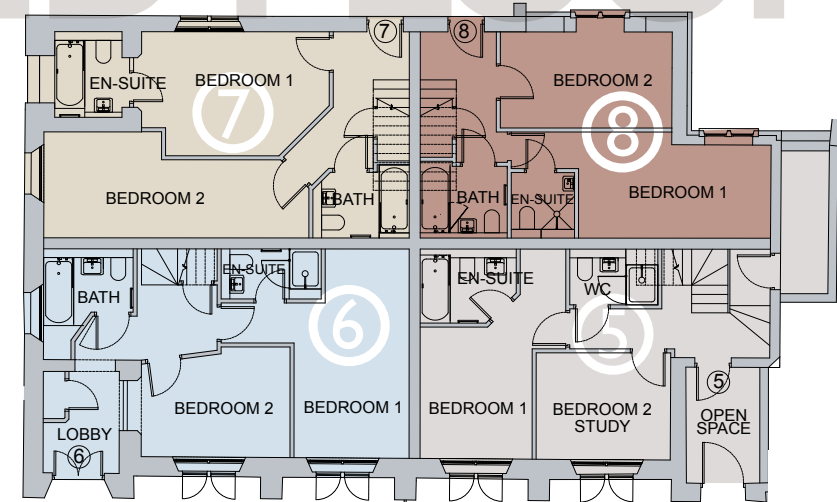
bathroom	1.55 x 2.05 max dim	5' x 7'
bedroom 1	5.15 x 2.85	17' x 9' 3"
ensuite	1.2 x 2.5	3' 11" x 8' 2"
bedroom 2	2.7 x 3.7	8' 9" x 12' 3"
living area	5.2 x 6.7 inc. stair & kitchen	16' 9" x 21' 9"
kitchen area	2.3 x 3 within living area	7' 6" x 10'
Total	83m²	893 sq ft

APARTMENT NO. 7

bathroom	1.8 x 2.35 max dim	6' x 7' 9"
bedroom 1	3 x 4.65 max dim	10' x 15'
ensuite	2 x 1.6	6' 9" x 5' 3"
bedroom 2	2.6 x 6.55 max dim	8' 6" x 2' 6"
living area	5.1 x 6.6 inc stair	16' 6" x 21' 6"
kitchen area	1.5 x 2.95	5' x 9' 9"
Total	86m²	925 sq ft

APARTMENT NO. 8

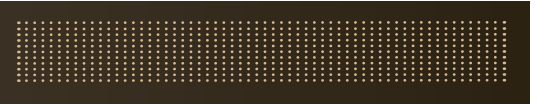
bathroom	1.8 x 2.15	6' x 7'
bedroom 1	2.6 x 4.75 max dim	8' 6" x 15' 6"
ensuite	1.8 x 1.55 max dim	6' x 5'
bedroom 2	2.4 x 4.2 max dim	8' x 14'
living area	5.1 x 6.6 inc stair	16' 6" x 21' 6"
kitchen area	1.5 x 2.95	5' x 9' 9"
Total	81m²	872 sq ft



EPWORTH COURT

PLANS FOR
THE CHAPEL

1ST FLOOR



Churchyard



Car parking allocation	
Space	Apartment
1	1
2	3
3	4
4	7
5	8
6	5
7	6
8	9
9	9
10	10
11	13
12	15
13	16
14	12
15	11
16	14
17	17
18	2

SITE PLAN

Convenient location: From the A6, turn off to Quorn. Epworth Court is centrally placed, close to Quorn Cross, on the corner of High Street and Station Road.

Quorn is 10 miles north of Leicester, about 10 miles from Nottingham East Midlands Airport and easy driving distance from Nottingham. Access to the M1, M69 and M42 is about 5 miles distance.

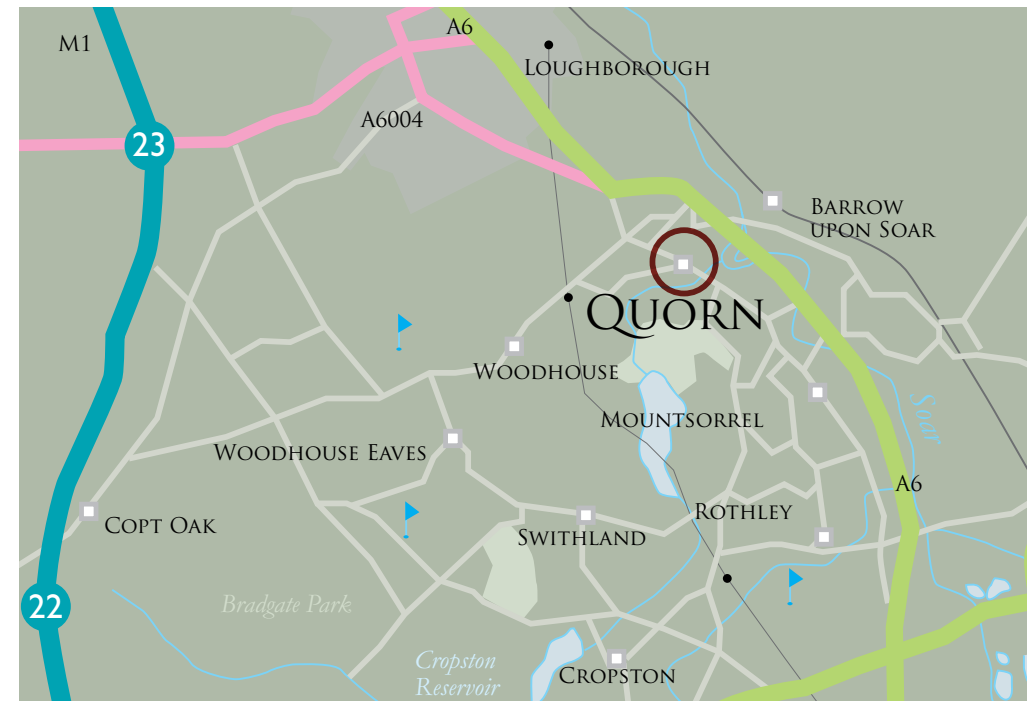


These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time, as may heating electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

Estate Agents



Tel: 0116 2851600
www.cityicon.com



EPWORTH COURT

Station Road, Quorn, Leicestershire

Estate Agents

Tel: 0116 2851600

www.cityicon.com



JAMES SELICKS
SPECIAL PROJECTS
