



# READINGS

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Lodge Mews, Grange Lane  
Thumby, Leicester, LE7 9PH

**Offers Over £150,000**



## Lodge Mews, Grange Lane

Thurnby, Leicester, LE7 9PH

This spacious two-bedroom, first-floor flat is available for sale with no onward chain.

It's tucked away in a peaceful development exclusively for those aged 55 years and over, offering a quiet retreat while still being conveniently close to local amenities.

Located in a cul-de-sac next to the Lodge Residential Home (off Grange Lane), you'll find yourself within easy reach of Café Fifty Five at Manor Field Park, the Co-op on Station Road, St. Luke's Parish Church, the village hall, and the Rose and Crown pub.

The flat is part of a charming development consisting of 11 bungalows and a well-presented apartment block, all surrounded by beautifully maintained communal gardens.

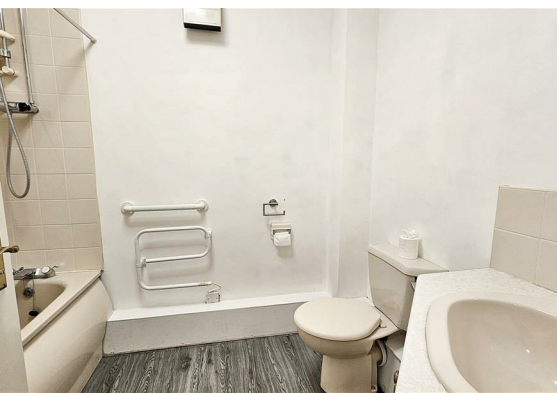
Inside, the communal hallway leads to stairs up to the first floor, where you'll find Flat 5. The layout includes an entrance hall with a useful storage cupboard, a spacious lounge, separate breakfast kitchen, two bedrooms and a bathroom. The kitchen and main bedroom are located at the rear of the flat, offering particularly lovely views over open fields.

This property benefits from a long 999-year lease starting from December 12, 2019, and also includes a share of the Freehold.

A quarterly service charge applies, with the most recent payment being £360. There is also an annual ground rent of £50.

It's a wonderful opportunity to join a welcoming community in a peaceful yet well-connected location!





### Property Information

Tenure: Leasehold with a 999-year lease and a share of the Freehold.

A quarterly service charge applies, with the most recent payment being £360. There is also an annual ground rent of £50.

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Standard

Services: The property has mains services excluding gas. There are electric heaters.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

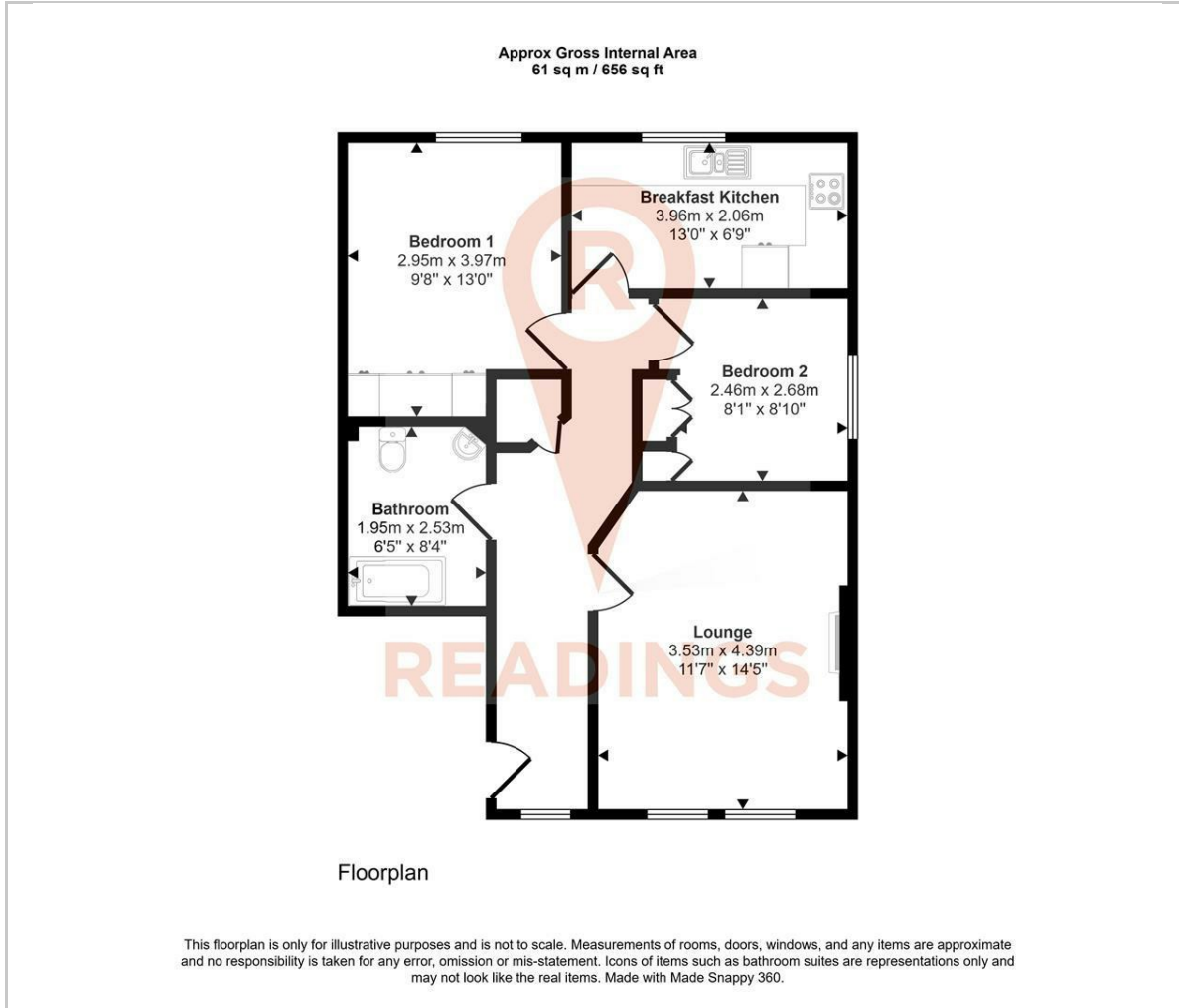
### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

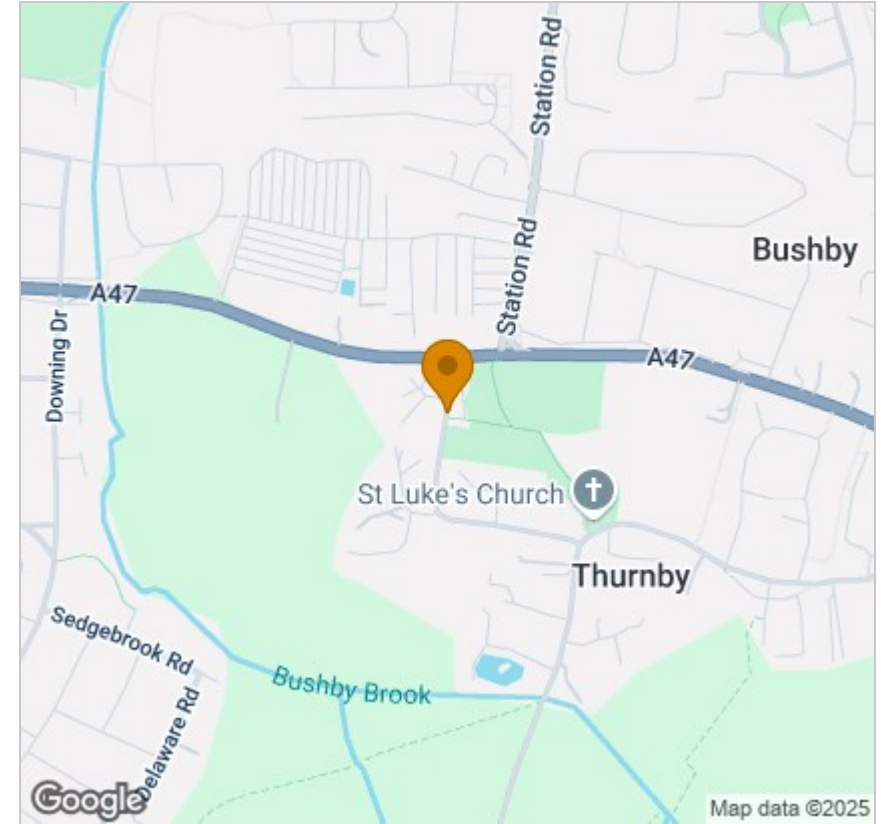
## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

