



Smiths
your property experts

Thurman Lodge

East Leake

- No upward chain
- Smart and well-designed first-floor apartment
- Popular over-55s residential development
- Two good-sized bedrooms and a modern shower room
- Superb living/dining room with a lovely village aspect
- Private parking available
- Communal reception room and shared gardens
- Situated a stone's throw from shops and amenities

General Description

Smiths Property Experts present to the market this lovely two-bedroom first-floor apartment, in the sought-after Thurman Lodge, a purpose-designed 24-unit, over-55s residential development.

This exclusive development of twenty-four apartments occupies a prominent position in the heart of the well-serviced village of East Leake. It has the benefit of a south-facing communal garden, off-road parking, and a delightful aspect over the centre of the village.





The Property

The floor area measures approximately 584 square feet. The living accommodation is centred around a generous entrance hall with a storage cupboard. There are two good-sized bedrooms and a modern shower room. The main bedroom benefits from fitted wardrobes. The superb main living/dining room enjoys a lovely aspect over the village. There is a door to the fitted kitchen.

Thurman Lodge

This small development boasts excellent facilities, including a lift, a communal sitting room, south-facing gardens, and private parking on site.

The Location

The village offers a wide range of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, a greengrocer, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.





Tenure

Leasehold. Length of Lease: 125 years from April 2006. Years Left: 106 years.

Ground Rent: £200 per annum. We understand that the service charge is approximately £3,140 per annum and includes buildings insurance, window cleaning, garden landscaping, a 'red button' emergency service, the services of a building manager, water and sewerage charges, and maintenance of the external and communal areas of the property.

Services

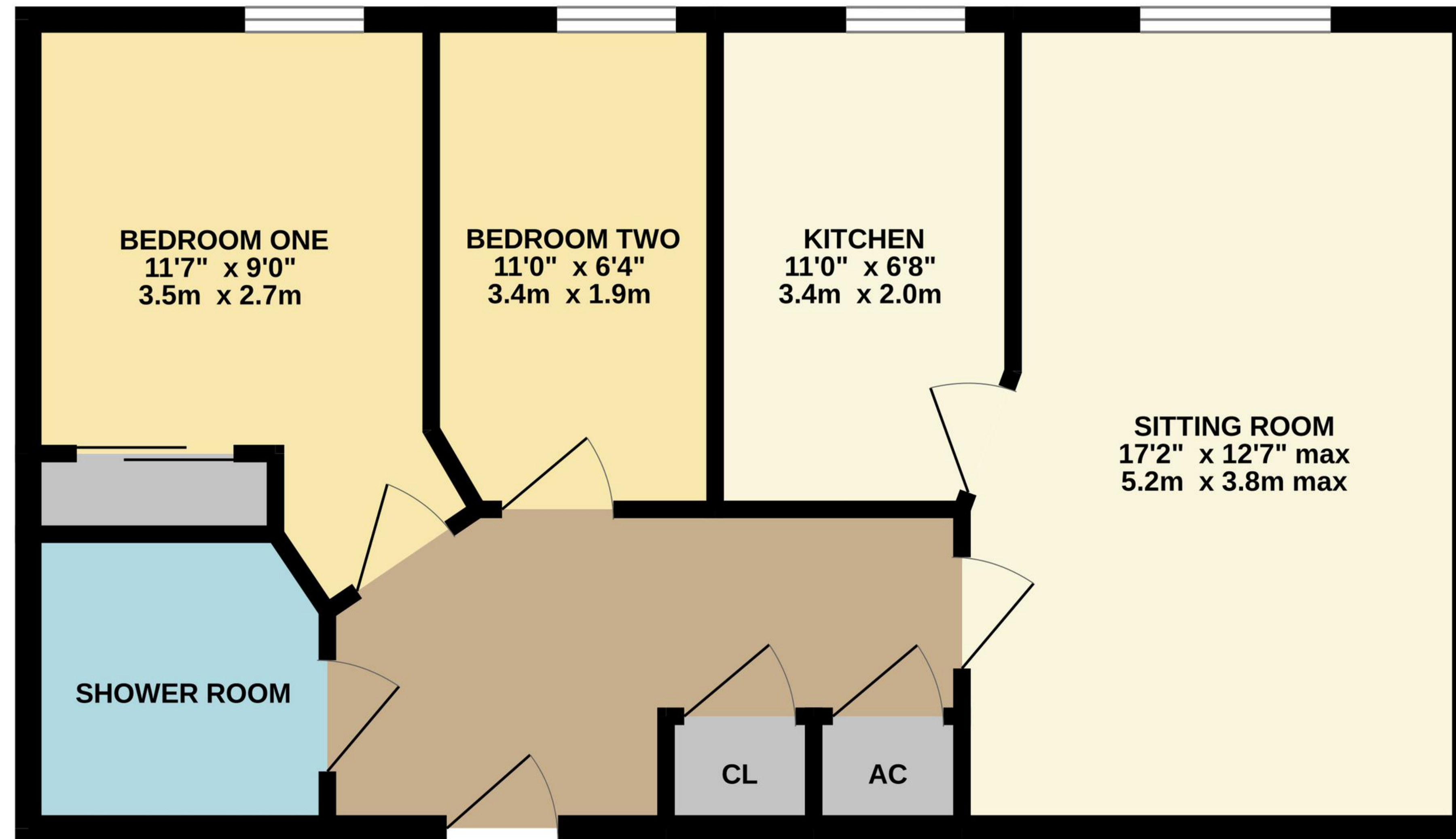
All mains services, with the exception of gas, are connected.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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