



Thurman Lodge, East Leake



£186,000

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- CORNER RESIDENCE
- WEST FACING LOUNGE
- JULIETTE BALCONY
- OVER 55's ONLY
- LEASEHOLD
- EPC rating B



Thurman Lodge has proved to be very popular for independent accommodation for those over the age of 55, having a central position within easy access of village centre amenities.

There are various designs within the complex with some being larger than others.

This first floor apartment faces to the front and has the added space for bedroom one and its position within the complex means it has a dual aspect with front and side elevation glazing. At the side is a Juliette balcony with broad double opening doors, making for a light and airy space.

Initially on entry, the 'L' shaped hallway has an electric storage heater and two cupboards, one for storage and one discreetly housing the electric hot water system. The lounge diner is an impressive 19ft in length.

The kitchen is well equipped with an array of storage cupboards at both base and eye level. There is an integrated double oven and grill along with a four ring induction hob and fridge freezer.

The aforementioned main bedroom has two front elevation windows and a built in double wardrobe with sliding mirrored doors. Bedroom two adjacent also faces to the front and easily accommodates a single bed.

The shower room has an east access quadrant cubicle with curved retracting door and the mains shower within is approximately eighteen months old, the wash hand basin and low level WC are the original Roca suite. A designer electrically heated towel rail.



Outside, there is resident parking (no allocated space, over supply) and a communal garden, this part of the building faces south.

Fully double glazed and electrically heated, the property is situated on the first floor, the complex is served by a lift as well as stairs. There is no upward chain and from a security point of view, a keycode system allows access to the property with entry phone within the hallway for each residence (fobs are available).

To find the property: The property is located in a central position within the village just off Main Street and Salisbury Avenue and opposite the Co Op.

HALL

LOUNGE DINER 3.19m x 5.98m (10'6" x 19'7")

KITCHEN 1.62m x 3.09m (5'4" x 10'1")

BEDROOM ONE 2.79m x 4.53m Narrowing to 1.32 (9'2" x 14'11")

BEDROOM TWO 1.74m x 2.8m (5'8" x 9'2")

SHOWER ROOM 1.8m x 2.13m (5'11" x 7'0")

SERVICES & TENURE

All mains services are available and connected to the property with the exception of gas (electric heating). The property is leasehold with vacant possession upon completion Lease charges as follows: 125 year lease commenced 01/04/2016, with 106 years remaining end date 01/04/2131. We believe that the current service charge of £2718 including water rates, buildings insurance, garden maintenance, window cleaning and upkeep of the communal areas along with office manager salary which has an emergency line. The ground rent is £200 per annum. .Rushcliffe Borough Council - Tax Band B.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



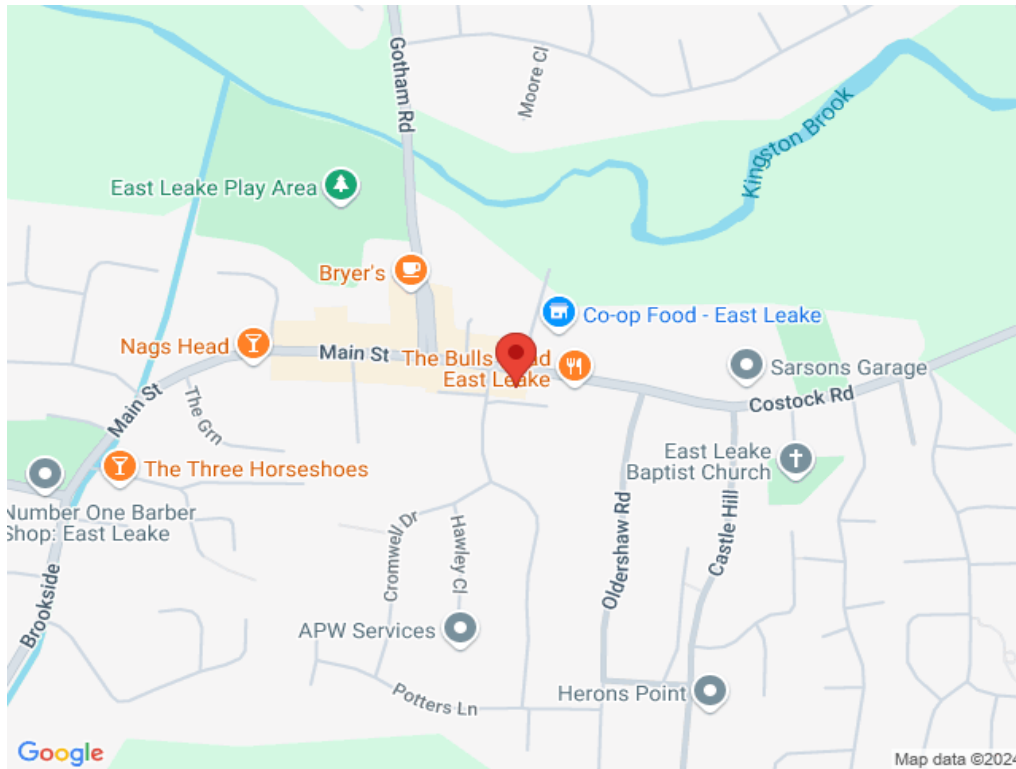


Ground Floor

Approx. 53.2 sq. metres (573.2 sq. feet)



Total area: approx. 53.2 sq. metres (573.2 sq. feet)



Newton Fallowell East Leake

01509 856934

eastleake@newtonfallowell.co.uk