

Thurman Lodge, Salisbury Avenue

Loughborough, LE12 6NW

John German



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£175,000

Thurman Lodge is a very popular retirement complex for the over 55's, with lift to all floors, on site warden (weekday mornings), owners lounge and wonderful southerly facing gardens. Situated right in the heart of the village within easy walking distance of all amenities, and this second floor apartments also benefits from no chain.

Access to the apartment is via a communal entrance hall which lies to the rear of the building. There is secure owner parking alongside intercom security entrance, and lift and staircase takes you to all floors.

The apartment itself has a large entrance hallway with two useful storage cupboards. Off the hallway is an open plan lounge/dining views over the village below through its picture window.

The modern kitchen is well appointed with light beech effect shaker style units which wrap around two sides of the room, with complementary worktops incorporating a ceramic hob with extractor hood above. There is a fridge freezer, washing machine, inset sink with mixer tap and ceramic tile splashbacks, and a front facing window.

The property has two bedrooms with the master bedroom having the benefit of fitted wardrobes and the shower room is well appointed with corner quadrant shower with main shower above, WC, wash hand basin and feature tiling to the walls, plus an electric heated towel radiator.

Tenure: Leasehold – lease details TBC. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Car park **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B

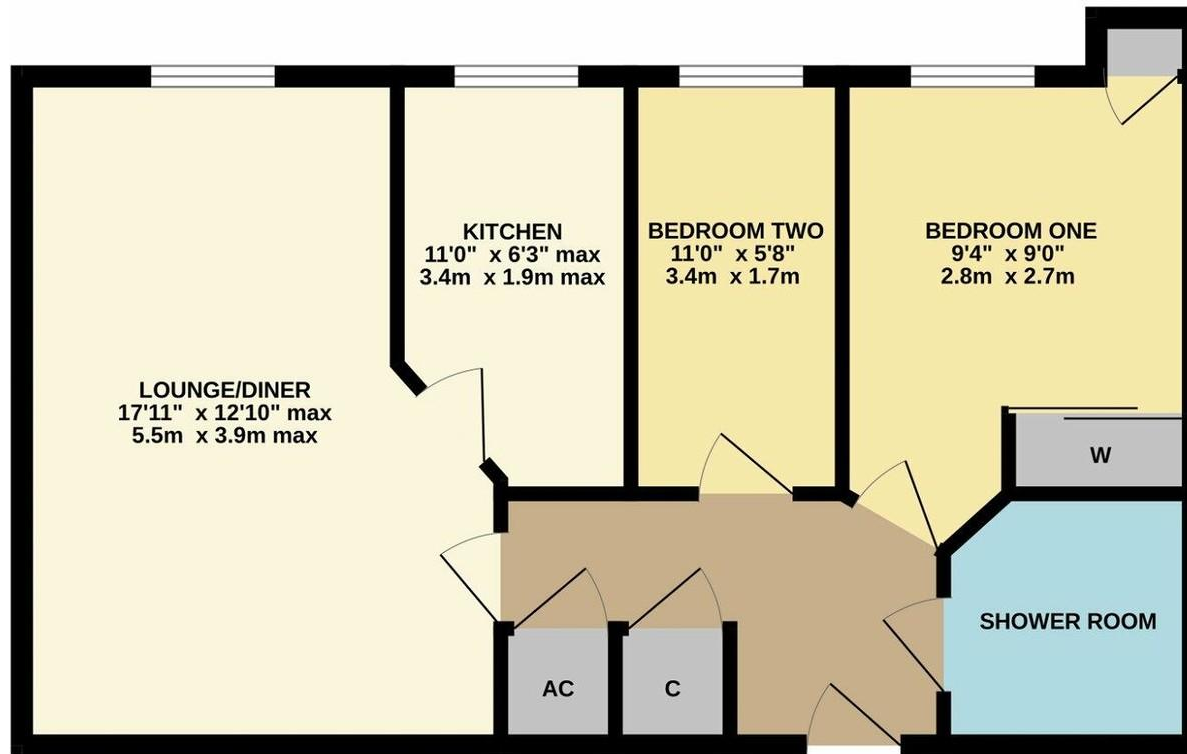
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA03052024

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TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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Agents' Notes

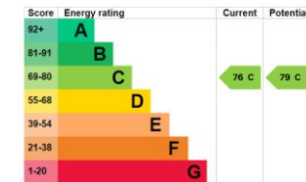
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