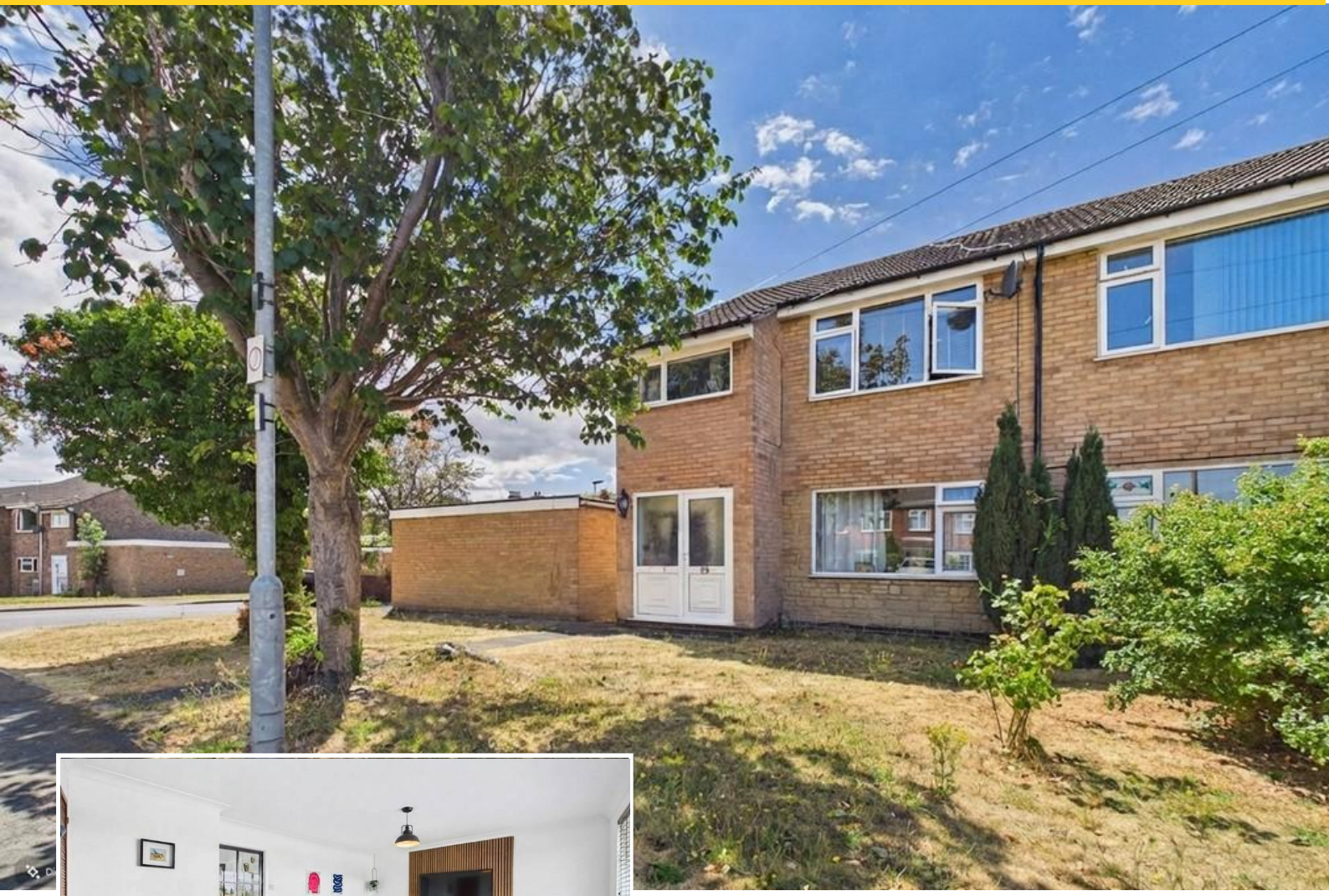
# High Meadow

Hathern, Leicestershire, LE12 5HW



A light and airy one bedroom first floor flat, situated on a quiet residential road within the popular village of Hathern. The property offers well-presented accommodation with contemporary touches, excellent storage and the added benefit of an individual garage positioned alongside the property.

## Offers in excess of £122,500

John German

The property would make an ideal purchase for first time buyers, professional couples or those looking for a low-maintenance home or investment opportunity.

The property is located within close proximity to a range of local amenities including Hathern C of E Primary School, Hathern Post Office, Community Library, St Peter & St Paul Church, shops, boutiques, pubs and restaurants. Further amenities can be found in nearby Loughborough, approximately 3.5 miles away, and East Leake, approximately 7 miles away. There are also plenty of green spaces nearby, ideal for walking and cycling.

Public transport is well catered for with regular bus services, while commuter access to the M1 and A6 is excellent. Loughborough Railway Station is approximately 10 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is also approximately 10 minutes away by car.

Accommodation comprises; entrance area with large storage cupboard and stairs leading to the first floor, landing, spacious lounge, inner hallway, bathroom, kitchen and double bedroom with built-in wardrobes.

The lounge is positioned to the front of the property and benefits from good natural light. Contemporary black-framed glazed doors lead through to the inner hallway, creating a stylish feature while allowing light to flow between the rooms. The bathroom is fitted with a large walk-in shower, while the kitchen and bedroom are both positioned to the rear and overlook the shared garden. The bedroom also benefits from built-in wardrobes.

Externally, the property benefits from shared front and rear gardens, shared with the flat below. A single garage is positioned immediately alongside the property, providing useful secure parking and storage. There is also ample on-street parking available on the quiet residential road.

**Tenure:** Leasehold with approximately 73 years remaining on the lease. The current ground rent is £200 per annum and there is no service charge. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction**: Standard
**Parking**: Garage & on street
**Electricity supply**: Mains
**Water supply**: Mains
**Sewerage**: Mains
**Heating**: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: 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:** Charnwood Borough Council / Tax Band A
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/10082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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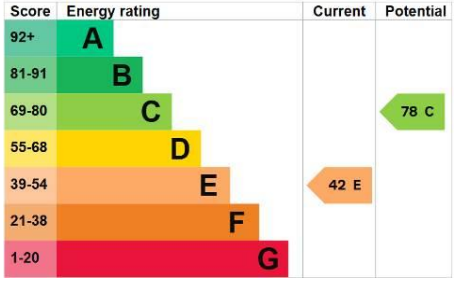


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Agents' Notes

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Referral Fees

**Mortgage Services -** We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services -** If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services -** If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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