Smiths

your property experts

Thurman Lodge

East Leake

- No upward chain
- Immaculate and 'turnkey' apartment
- Popular over-55's residential development
- Communal reception room and shared gardens
- Second floor with lift access
- Two bedrooms and a shower room
- Private parking on site
- Lovely village with shops and amenities



General Description

Smiths Property Experts present to market this immaculate and ‘turnkey’ apartment in the sought-after Thurman Lodge, a purpose-designed over-55s residential development. The development occupies a prominent position in the heart of the well-serviced and pretty village of East Leake. The apartment is on the second floor with a delightful outlook over the centre of the village, and there is a lift in the building giving easy access.



Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a butcher's, bakery, and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is just 6 miles away.







The Property

The property boasts approximately 559 square feet of living accommodation all set over one floor and centred around a generous entrance hall with two storage cupboards. There are two good-sized bedrooms with plentiful built-in storage, a modern shower room, and a super front-to-back lounge/diner with an adjacent kitchen that is fitted with high-quality units and appliances.

The property has been beautifully maintained by its current owner and has benefitted from a full deep clean making occupancy as stress-free and easy for the eventual purchaser.

Thurman Lodge

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

To Enquire

The property is available immediately for occupancy, with viewing via the sole selling agent Smiths Property Experts.







Property Information

EPC Rating: C.

Rushcliffe Borough Council. Council Tax Band: B.

Tenure

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

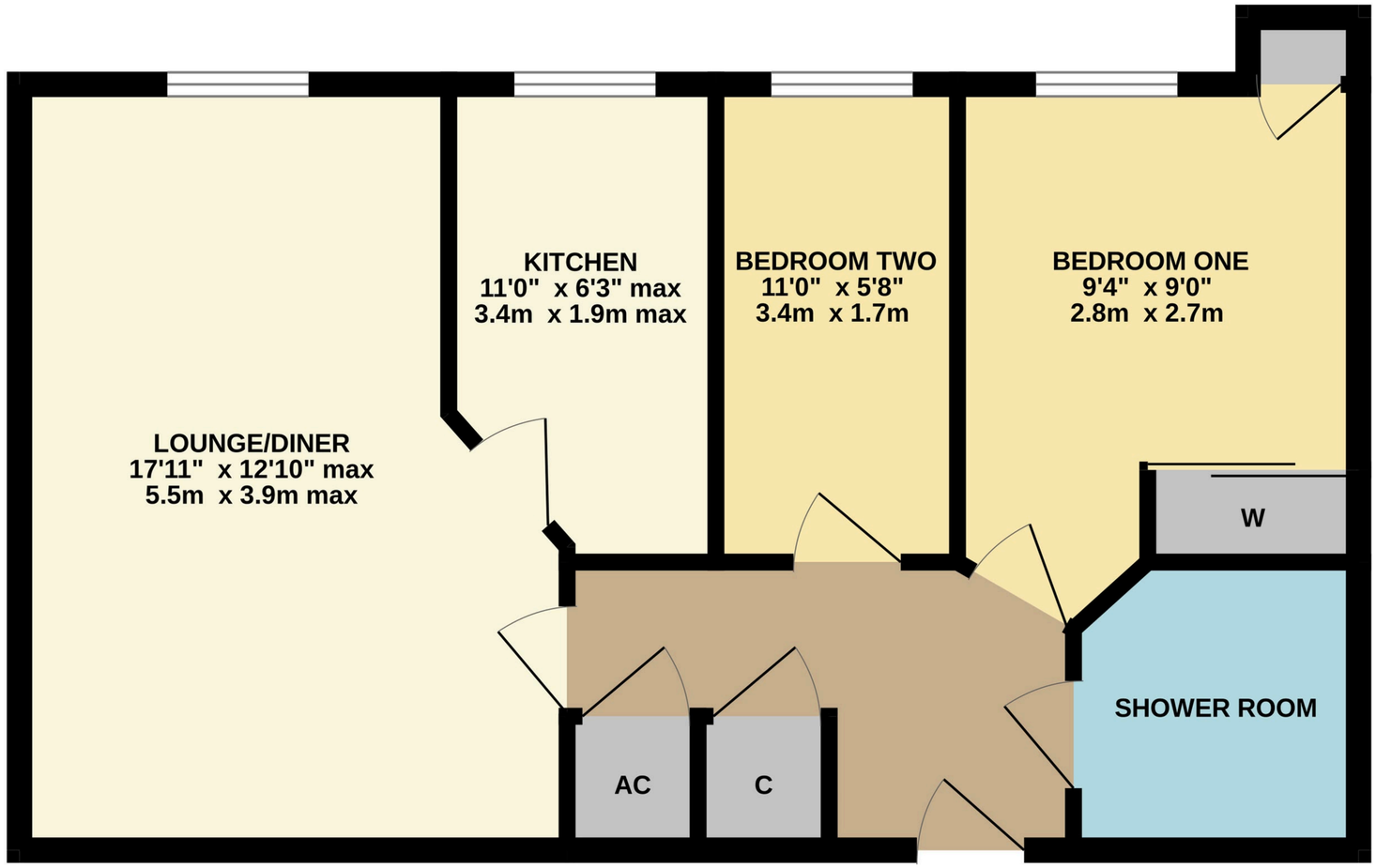
Ground Rent: £200 per annum. We understand that the service charge is approximately £2,950 per annum and includes buildings insurance, window cleaning, garden landscaping, a ‘red button’ emergency service, the services of a building manager, water and sewerage charges, and maintenance of the external 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.



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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