



Smiths
your property experts

Thurman Lodge

East Leake

- No upward chain
- Immaculate and 'turnkey' apartment
- Popular over-55's residential development
- Located on the second floor with lift access
- Two good-sized bedrooms and a shower room
- 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 immaculate 'turnkey' apartment in the sought-after Thurman Lodge, a purpose-designed over 55's residential development.

The development occupies a prominent position in the heart of the well-serviced village of East Leake. The apartment is located on the second floor, offering a delightful aspect over the centre of the village. A lift is available in the building, providing easy access.





The Property

The floor area measures approximately 559 square feet. The living accommodation is centred around a generous entrance hall with two storage cupboards. There are two good-sized bedrooms and a modern shower room with a refitted shower. The main bedroom benefits from generous storage. The superb front-to-back lounge/diner enjoys a lovely aspect over the village. There is a kitchen accessed via the lounge/diner and fitted with high-quality units and appliances.

Thurman Lodge

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

The Location

The village is known for its thriving community with several amenities, including a Co-op, a doctor's surgery, a dental practice, a chemist, and a library. There is also a bakery, greengrocers, 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: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

Tenure

Leasehold.

Length of Lease: 125 Years from 1st April 2006.

Ground Rent: approx. £200 per annum.

Service Charge: approx. £245.98 per month.

Services

All mains services with the exception of gas are connected.

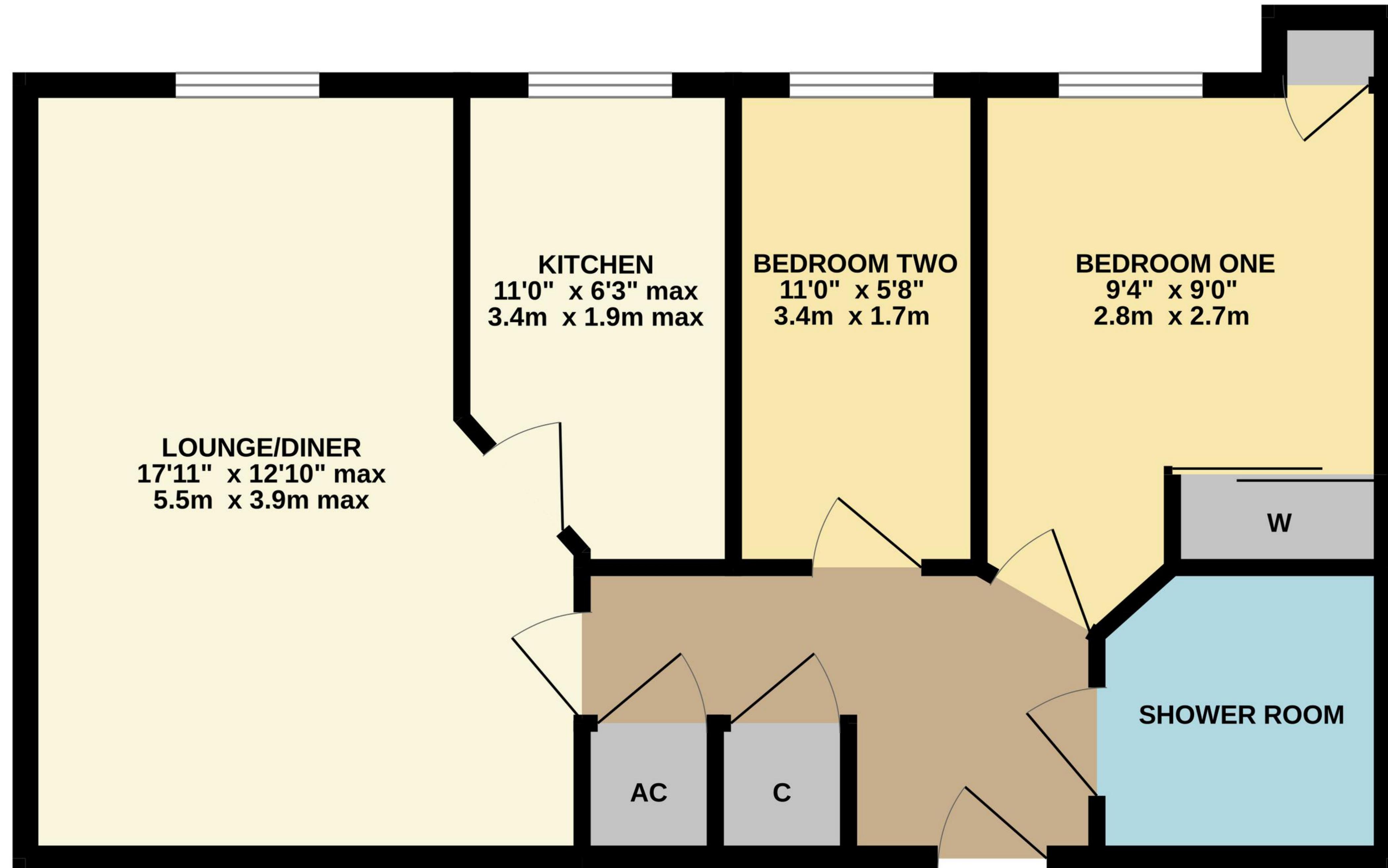
Important Information

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

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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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