

# Holden's

A Modern Estate Agent



21 Badger Court, Loughborough, LE11 3SA

£229,950

Living at Badger Court offers independent retirement living for the over 55's with the benefit of an emergency cord system. The development has a friendly resident's manager, lounge, kitchen and laundry facilities. This spacious two bedroom property benefits from a light and airy feel throughout and is brought to the market with NO UPWARD CHAIN.

## Summary

Upon arrival at the property, park your vehicle directly outside and follow the communal pathway through beautiful mature gardens to the front entrance door of this property. Step inside the reception hall and you will find a good sized Lounge with windows to the front and side elevation and a focal point fireplace.

The refitted modern kitchen is amply fitted with a plentiful range base and wall mounted cabinets wrapping around two walls with complementary worksurfacing, integrated oven and hob, integrated dishwasher and space for fridge freezer and washing machine. A useful pantry cupboard offers a handy storage area.

Both bedrooms and bathroom are accessed via the central hallway which itself has a second useful storage cupboard.

Bedroom one has a built in double wardrobe and views over the attractive rear grounds while bedroom two has patio doors giving direct access outside and onto your patio area.

The shower room has been refitted with a large walk in shower low flush w/c and wash hand basin. There is also a useful storage airing cupboard.

Badger Court is set in a beautiful location and one of its real features is its mature outdoor space that is laid principally to lawns with flowering shrubs and borders. It has a feature pond with bridge and pleasant seating areas.

The property is offered for sale with no upward chain.

Tenure Type: Leasehold

Lease Term: 99 Years from 01/04/1993

Qualifying Age: Over 55

Service Charge : £220.19 PCM

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or

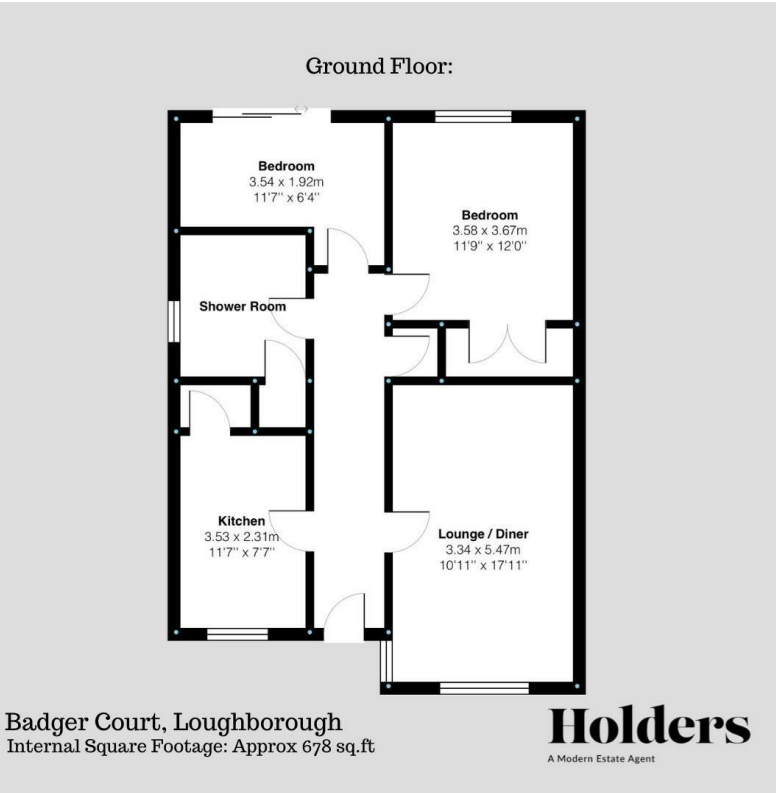
any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

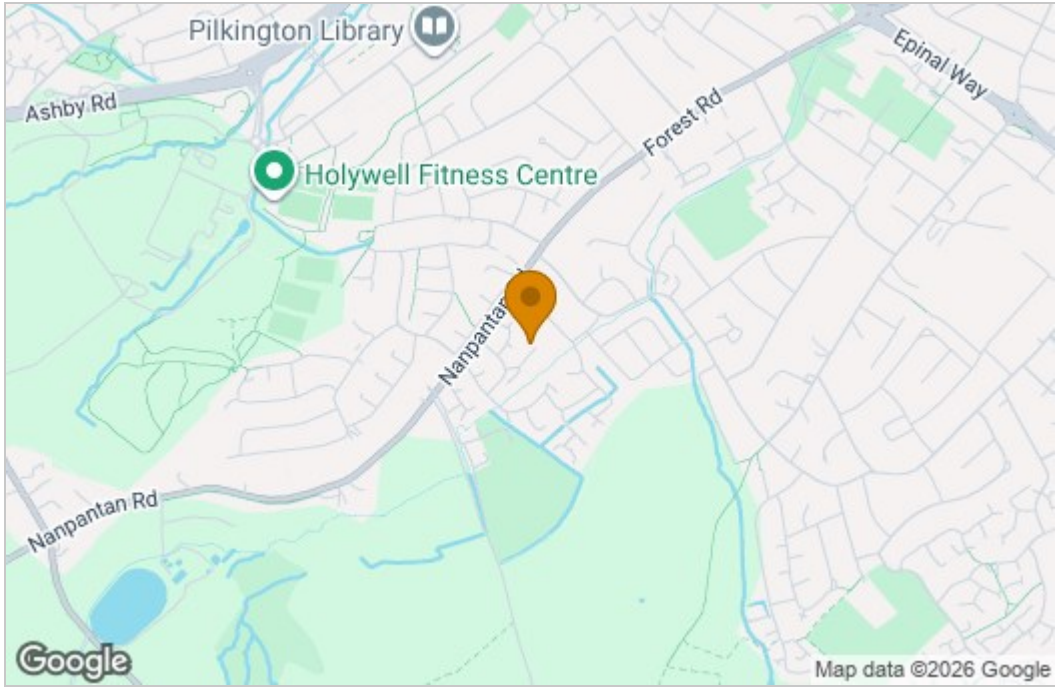
## Extra information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

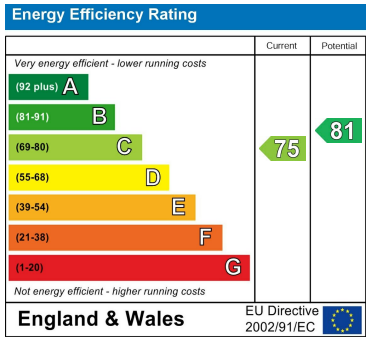
Floor Plan



Area Map



Energy Efficiency Graph



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