

Badger Court

Loughborough, LE11 3SA



A beautifully presented, fully modernised home for over 55s, in a most enviable position overlooking beautifully maintained communal gardens, situated in a highly regarded retirement village, being sold with no onward chain.

£235,000



John German

This property would make an ideal purchase for downsizers seeking independent living within a friendly and welcoming community. There is a communal area including a lounge, laundry facilities and gardens. Regular Social activities include coffee mornings, bingo, lunch clubs, afternoon tea, as well as regular outings and fund-raising events which are organised throughout the year.

The property is located within easy reach of a wide range of local amenities, including supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; two bedrooms, modern shower room, beautifully appointed kitchen and spacious lounge/diner overlooking a communal garden.

Externally, the property has a south facing patio to the rear which can be tailored to the owner's taste, backing on to wonderful communal greenery including mature trees and nature ponds. Parking is easily available for residents and visitors alike.

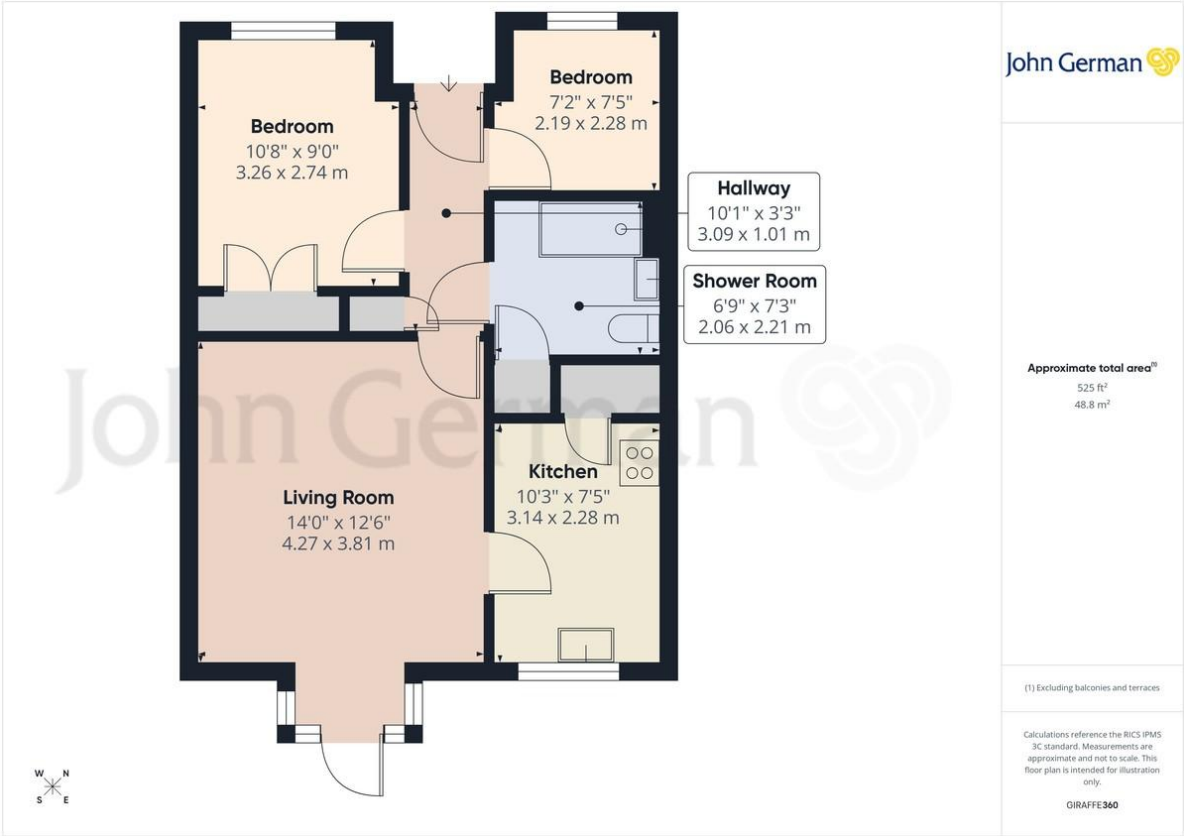
To view this property, please contact John German Loughborough office.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Lease Length: 99 years from 01/04/1993
Service Charge: £220.19 pcm
Independent Retirement Living with Apello Careline alarm service
Assignable Lease – Details from agent

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Tandem Communal
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: ADSL - 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA1012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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