

# Salisbury Avenue

East Leake, Loughborough, LE12 6NW

John German



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£170,000

**Thurman Lodge has proved to be a very popular RETIREMENT COMPLEX for the over 55's and is situated in the heart of the village of East Leake within easy WALKING DISTANCE to all the local village services and amenities.**

Internally this property is dominated by a large living room with ample space for a dining table and front aspect view where you can see all the comings and goings of the vibrant East Leake community. There is a spacious fitted kitchen which is well equipped with oven, hob, extractor and integrated fridge freezer.

Two good sized bedrooms make the accommodate extremely versatile and the principal bedroom has a well-proportioned fitted wardrobe. Completing this excellently located first floor apartment is the shower room which has a walk-in shower, WC and wash basin.

Upon arrival at Thurman Lodge it is immediately noticeable how well maintained the development is, both externally and in the internal communal part of the building. There is a lift or stairs which will take you to all floors and access to the communal lounge where residents are able to enjoy sociable events. Outside there is a private seated communal garden area and private car parking for both residents and visitors. There is also mobility scooter storage and a waste/recycling store.

To arrange a viewing of this apartment, please contact John German Estate Agents in East Leake.

Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease Length/Commenced: 125 years as of 01/04/2006

Ground Rent: £200 P/A

Service Maintenance Charge: £226.71 (Monthly)

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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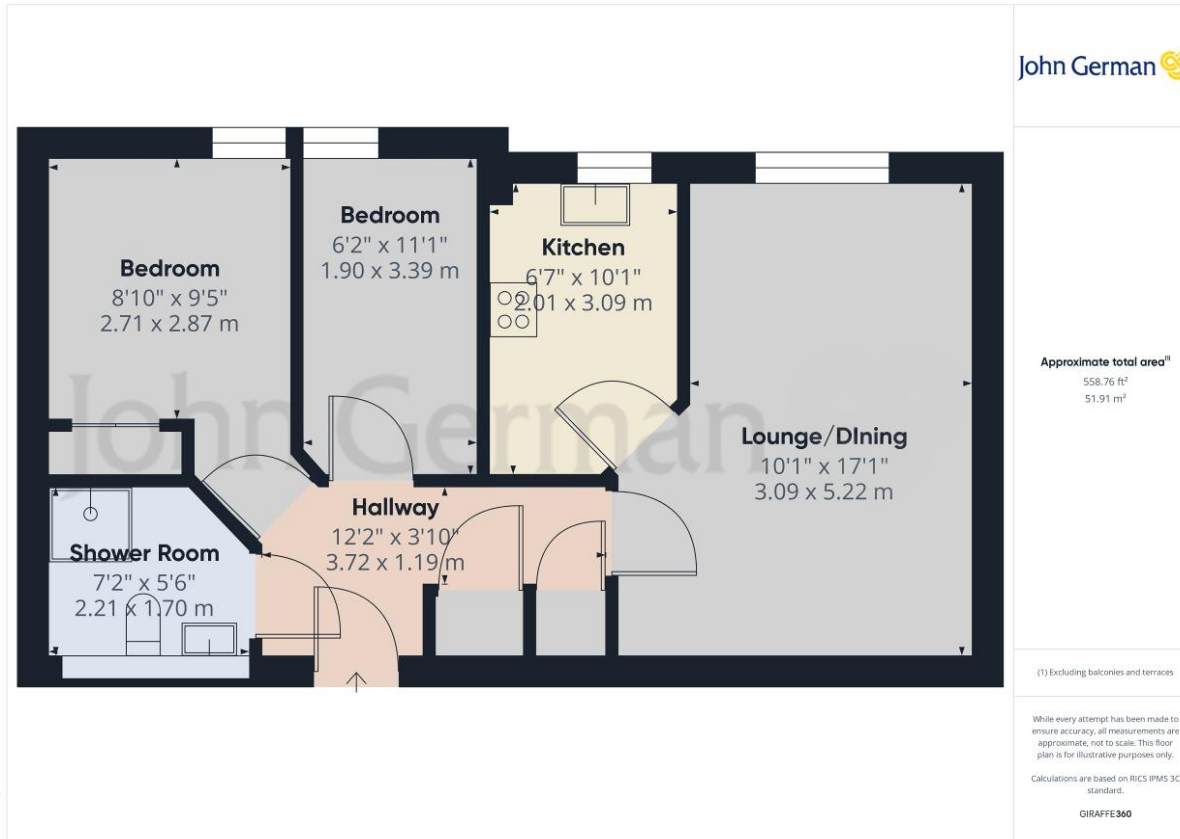
**Useful Websites:** [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA28072022

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band B







## Agents' Notes

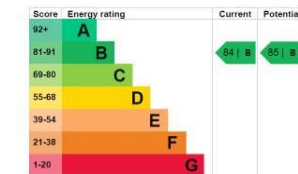
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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.



## John German

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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

