

Thurman Lodge,

Salisbury Avenue, East Leake, Loughborough, LE12 6NW



A delightful first floor apartment, overlooking Main Street and within easy reach of a wide range of amenities, situated within a well-regarded retirement complex, offering spacious accommodation and lovely communal spaces, being sold with no onward chain.

£180,000



John German

The property is in the heart of the village centre where a wide variety of shops and amenities can be found including doctor's surgery, dental practice, chemist, opticians and library. There is also a Co-op supermarket, bakery, greengrocers, as well as several coffee shops, pubs and eateries. Primary and secondary schools are also well provisioned in the village.

Nearby conurbations of Loughborough (4m), Nottingham (8m), Derby (13m) and Leicester (13m) are easily accessible by car and regular bus service. Main line rail services are available from East Midlands Parkway (4m) and Loughborough (4m). East Midlands Airport is approximately 20 minutes away by car and while commuter access to the M1 and A46 is excellent.

Accommodation comprises; two bedrooms, shower room, living/dining room and kitchen.

Communal gardens are well maintained, and residents have the benefit of private parking, secure entry intercom and a lift between floors.

Agent's Note: Communal maintenance charge payable to Greenbelt Approx. £258 per annum.

Tenure: Leasehold 125 years from April 2006 (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Service Charge: £261.65 per month

Ground Rent: £200 per annum

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Property construction: Standard

Parking: Private car park

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric storage

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

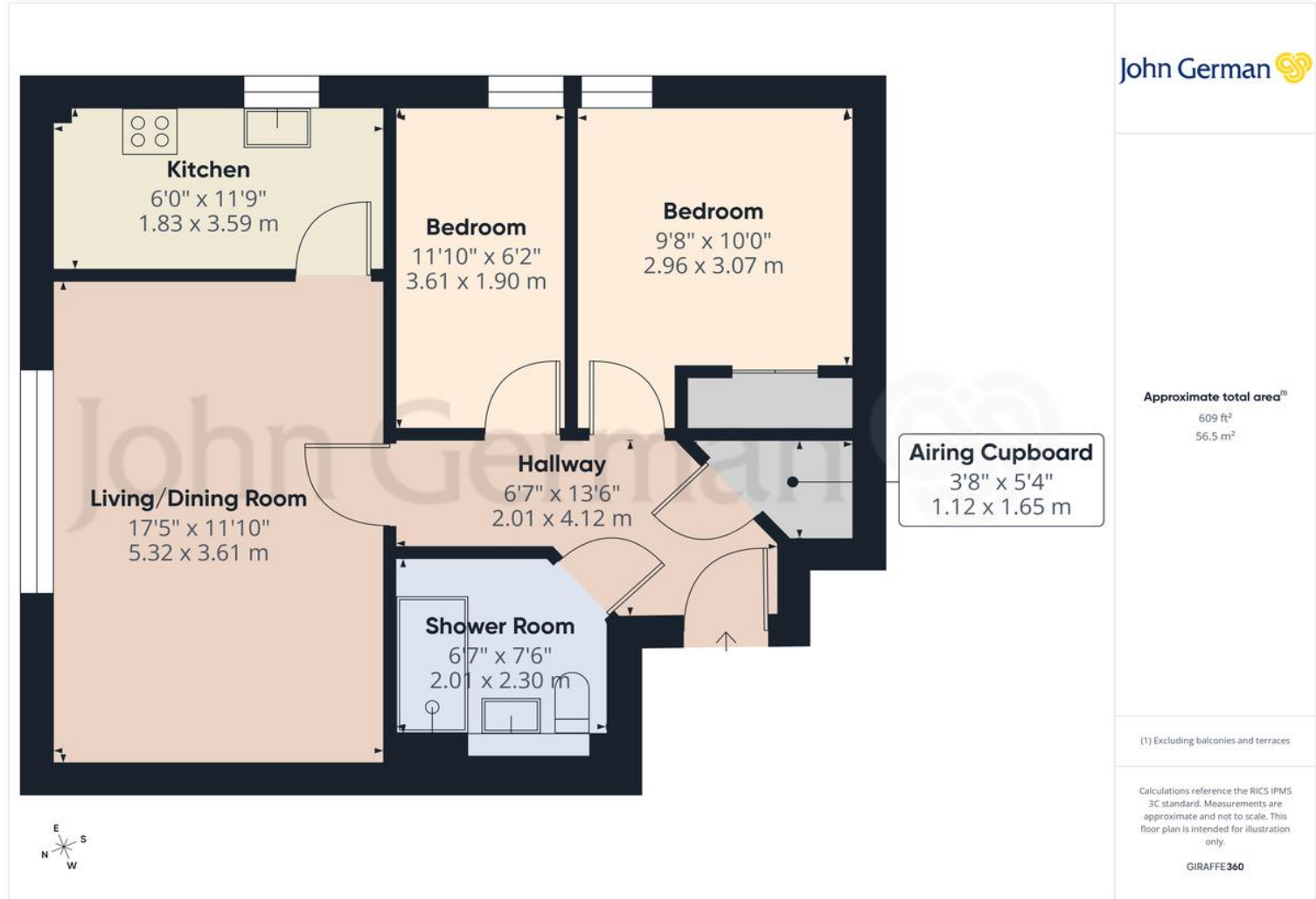
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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The Property
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Agents' Notes

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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.

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