



8 Lodge Mews, Grange Lane, Thurnby, Leicester LE79PH

MOORE
& YORK



Property at a glance:

- Over 55s Retirement Apartment
- Stunning Views To Rear
- Two Bedrooms
- Electric Heating & Double Glazing
- Small & Select Development
- No Upward Chain
- Popular Location
- Viewing Essential

Asking Price £150,000 Leasehold



Nicely presented two bedroom ground floor over 55,s apartment situated in this character established building of just four apartments with stunning open countryside views to rear. This lovely home stands in this small private development overlooking courtyard and communal gardens to front aspect. The property benefits from UPVC double glazing and newly fitted individually thermostat electric radiator centrally heating and the accommodation briefly comprises communal entrance leading to apartments, entrance hall, lounge, kitchen, two bedrooms and wet room. The apartment is being sold with no upward chain and we recommend a internal viewing to appreciate the location and views provided by this home.

DETAILED ACCOMMODATION

Hardwood door leading to;

COMMUNAL ENTRANCE HALL

Hardwood door leading to;

LOUNGE

16' 2" x 11' 11" (4.93m x 3.63m)

ENTRANCE HALL

Radiator with individual thermostat, built in cupboard housing recently installed Fischer electric water heater, UPVC sealed double glazed window.

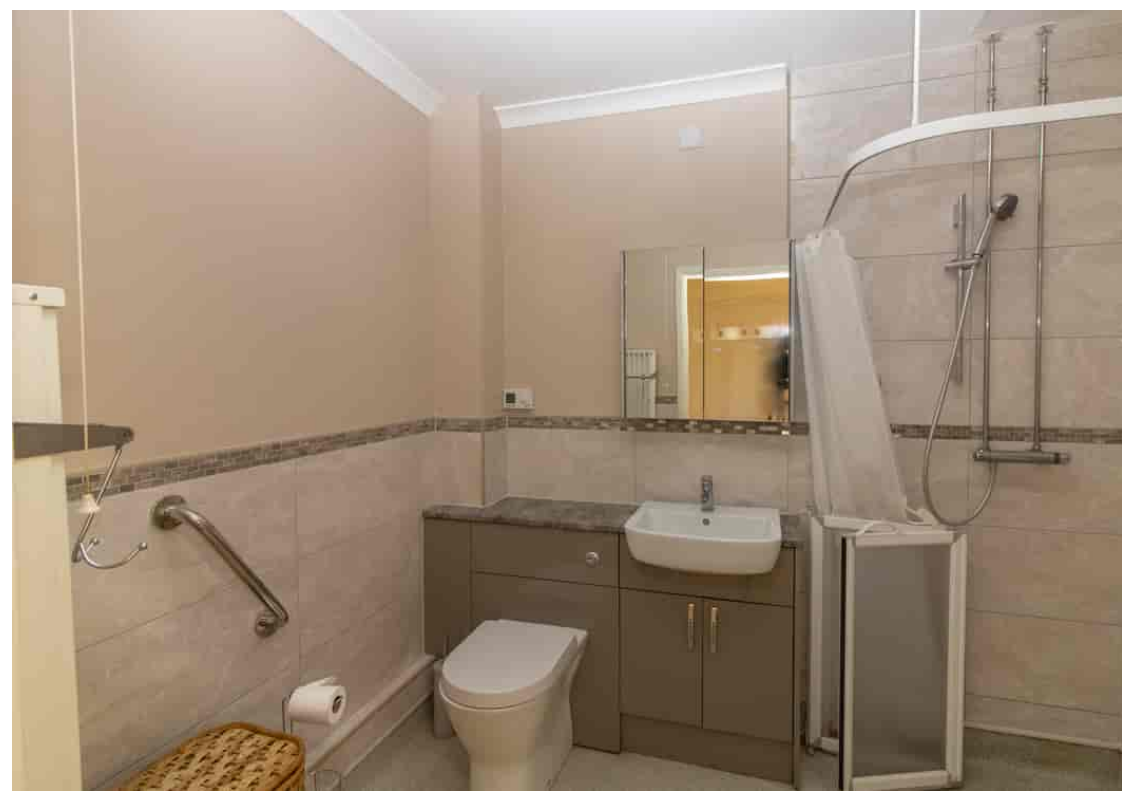


LOUNGE

16' 2" x 11' 11" (4.93m x 3.63m) UPVC sealed double glazed window, electric radiator with individual thermostat, display fire surround, TV point.

KITCHEN

13' 2" x 6' 11" (4.01m x 2.11m) Comprising sink unit with cupboard under, matching base units with work surfaces over with concealed lighting and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in newly fitted twin oven and four piece ceramic hob with extractor fan over set in matching hood, plumbing for automatic washing machine and dishwasher, tiled splash back, UPVC sealed double glazed window with stunning open countryside views.





BEDROOM 1

11' 4" x 9' 11" (3.45m x 3.02m) UPVC sealed double glazed window and french door leading to rear patio, electric radiator with individual thermostat, fitted wardrobes.

BEDROOM 2

8' 0" x 7' 9" (2.44m x 2.36m) UPVC sealed double glazed window, slimline radiator.

WET ROOM

7' 8" x 6' 5" (2.34m x 1.96m) Three piece suite comprising tiled shower area with power pump water disposal, vanity sink unit and low level WC, tiled splash backs, electric radiator with individual thermostat.

OUTSIDE

Patio sitting area to rear with open views. Communal courtyard, lawns and parking to front

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All mains services apart from gas are understood to be available. Central heating is electric and electric power points are fitted throughout the property which is double glazed with sealed units.

TENURE

Leasehold 69 years remaining.
Service Charge £330 per quarter
Ground Rent £20 per annum

COUNCIL TAX BAND

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MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

