



# READINGS

www.readingspropertygroup.com



Grange Lane

Thumby, Leicester, LE7 9PH

**£155,000**



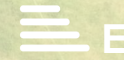
2



1



1



E

## Grange Lane

Thurnby, Leicester, LE7 9PH

Tucked away in a peaceful corner of this development, this leasehold two-bedroom semi-detached bungalow is available for buyers aged 55 and over. Located in a quiet cul-de-sac next to the Lodge Residential Home, just off Grange Lane, the property enjoys a calm setting while still being close to local amenities. Manor Field Park, the Co-op on Station Road, the Parish Church of St. Luke's, the village hall, and the Rose and Crown pub are all within easy reach.

The bungalow forms part of a small and friendly community of just 11 bungalows, along with a block of apartments, all surrounded by well-maintained communal gardens that create a pleasant and attractive environment.

Offered for sale with no upward chain, the accommodation includes an entrance hall, a comfortable lounge, a breakfast kitchen, two bedrooms and a bathroom. The property also benefits from uPVC double glazing and electric storage heating.

Lodge Mews is situated just off Grange Lane on the border of Thurnby and Bushby, around five miles east of Leicester city centre.

The property is leasehold with approximately 63 years remaining on the lease. A service charge is payable quarterly of £390.07 along with an annual ground rent of £50. Please note that the property is only available for purchase by those aged 55 and over.





### Property Information

Tenure: Leasehold with 99 year lease from 19/10/1990 therefore 63 years remaining. Available for those aged 55 years and over. Ground rent £50 per annum and quarterly service charge £390.07.

Local Authority: Harborough

Council Tax Band: D

Type of Construction:

Services: The property is offered to the market with electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Consumer Protection Legislation

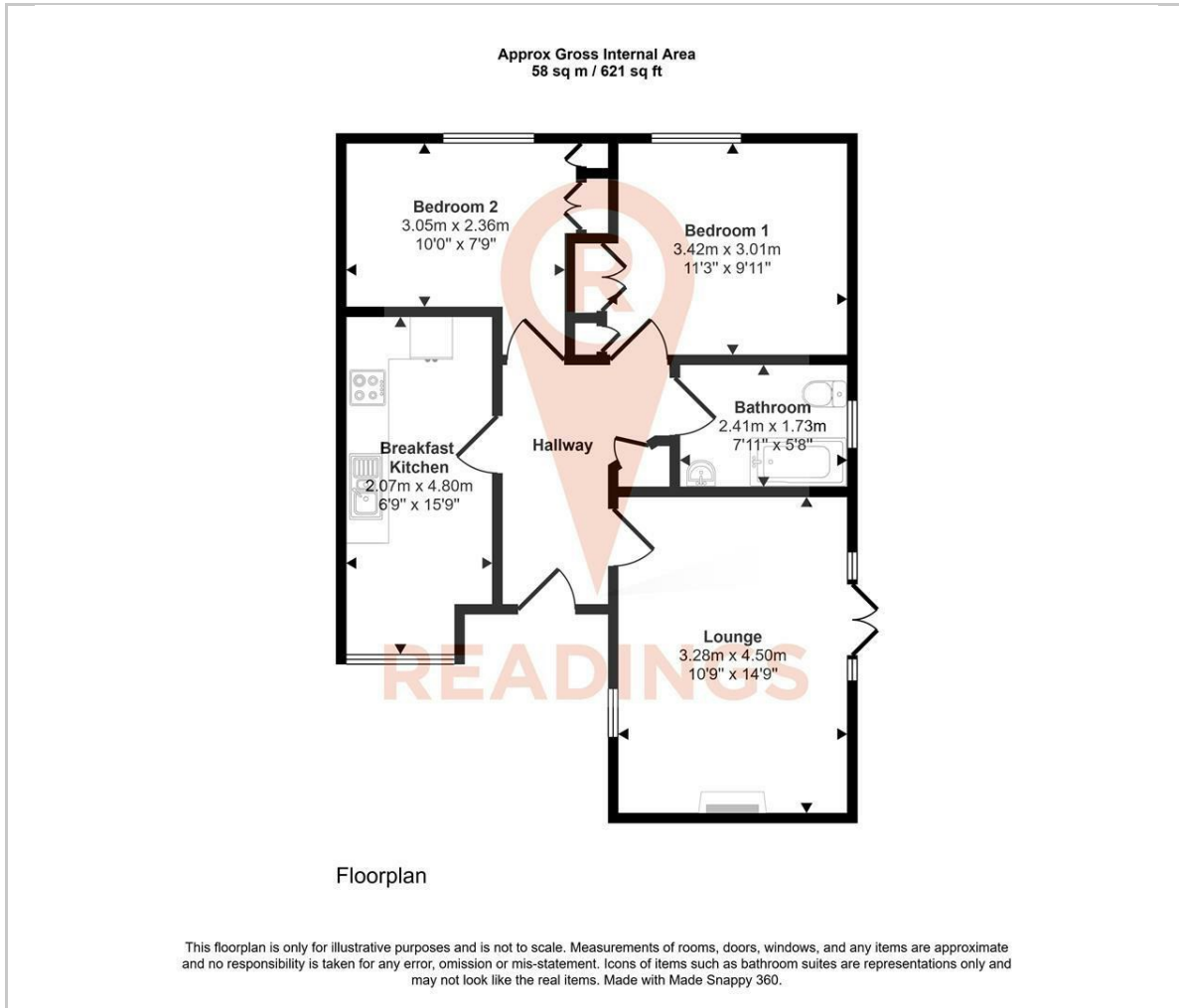
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

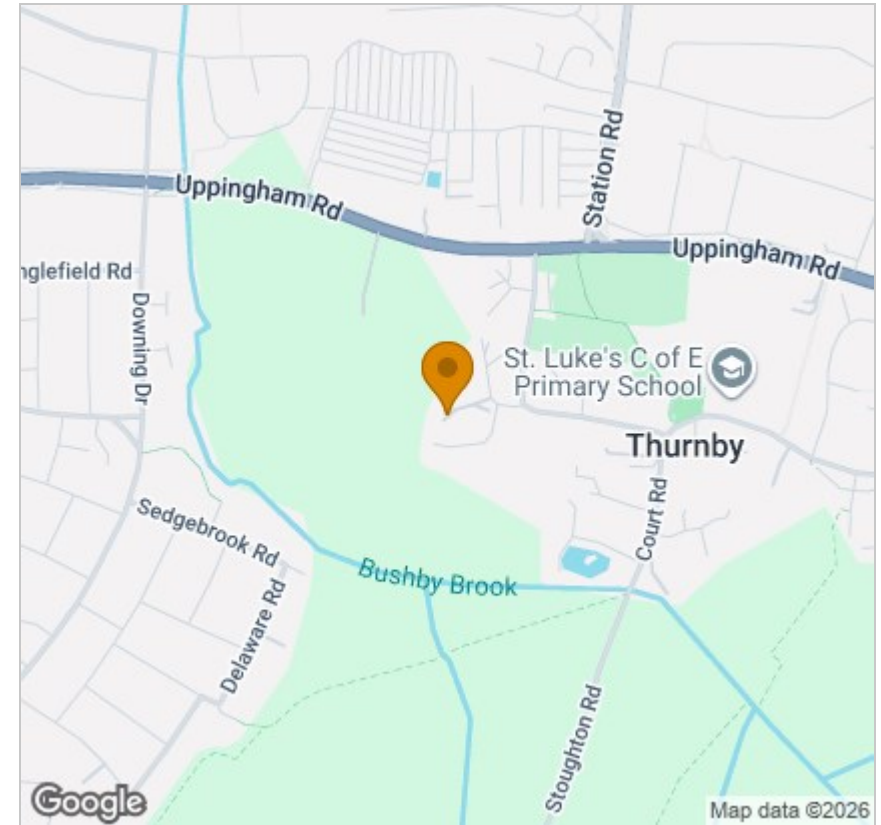
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

