

# NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



## De Montfort Close, Loughborough, LE11 4RL

### £85,000

This bungalow on De Montfort Close, Loughborough offers a delightful living space tailored for those aged over 60 only. The property features a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The single bedroom is designed with comfort in mind, offering a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access and functionality. The service charge for this property is £2,040 per annum. The leasehold is 99 years from 22nd February 2002. Probate has been granted on this property.

This bungalow is not just a home; it is a part of a community that values peace and companionship, making it an ideal choice for those seeking a serene lifestyle. With its prime location, residents can enjoy the nearby amenities and the beautiful surroundings that Loughborough has to offer.

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided.

This property presents a wonderful opportunity for individuals looking to downsize or find a comfortable living space in a friendly environment. Do not miss the chance to make this lovely bungalow your new home.

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## Kitchen



Fitted Kitchen and cupboards, sink with hot and cold taps, UPVC door to the front, UPVC double glazed window to the side, radiator to side, emergency assistance pull line.

## Hallway



Door to bathroom, thermostat, storage cupboard, intercom emergency system, door to bedroom, door to lounge, UPVC door to exterior, radiator.

## Bedroom



Fitted wardrobes and cupboards, radiator to side, UPVC double glazed window to the side, emergency assistance pull line.

## Lounge



UPVC double glazed window to each side, radiator to side, emergency assistance pull line, Cannon Misermatic Deluxe heater.

## Bathroom



UPVC double glazed window to side, radiator to rear, low level toilet, wash hand basin, corner shower, boiler cupboard, emergency assistance pull line.

## Tenure

Leasehold 99 years from 22nd February 2002

## Council Tax Band

Charnwood Council

Council Tax Band : A

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by

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law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area<sup>(1)</sup>  
504.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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