Holders

A Modern Estate Agent









45 De Montfort Close, Loughborough, LE11 4RL

£140,000

Situated within an established and highly sought-after warden-assisted retirement complex, this beautifully presented two-bedroom bungalow forms part of a popular community for the over 55s. The property has been thoughtfully upgraded and meticulously maintained in recent years, offering comfortable and move-in ready accommodation.

Conveniently located close to local amenities and a nearby bus stop, the bungalow provides both independence and accessibility. The accommodation briefly comprises an entrance hall, a spacious lounge, a well-appointed kitchen/diner, two bedrooms and a modern shower room.

Further benefits include gas central heating and double glazing throughout. Externally, residents enjoy well-maintained communal gardens and parking located close to the property.

Summary

The lounge is a bright and inviting space, featuring an attractive focal fireplace and a window to the front elevation, creating a warm and relaxing environment.

The kitchen offers room for a dining table and is fitted with a range of wall and base units, providing ample storage and worktop space. There is provision for appliances including a fridge/freezer and a washing machine, with a door leading to the rear elevation.

The accommodation is completed by two bedrooms and a family bathroom. The bathroom is fitted with a walk-in shower enclosure, low-flush WC and wash hand basin.
Externally, the property benefits from well-maintained communal grounds and plentiful communal parking.

Tenure Information:

Leasehold
Lease Term: 99 years from 14/02/1992
Qualifying Age: Male over 55 years and Female over 55 years
Service Charge: £203.44 per calendar month
Please note the scheme is designed for independent retirement living. No care or assisted living services are provided by Amplius Group.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

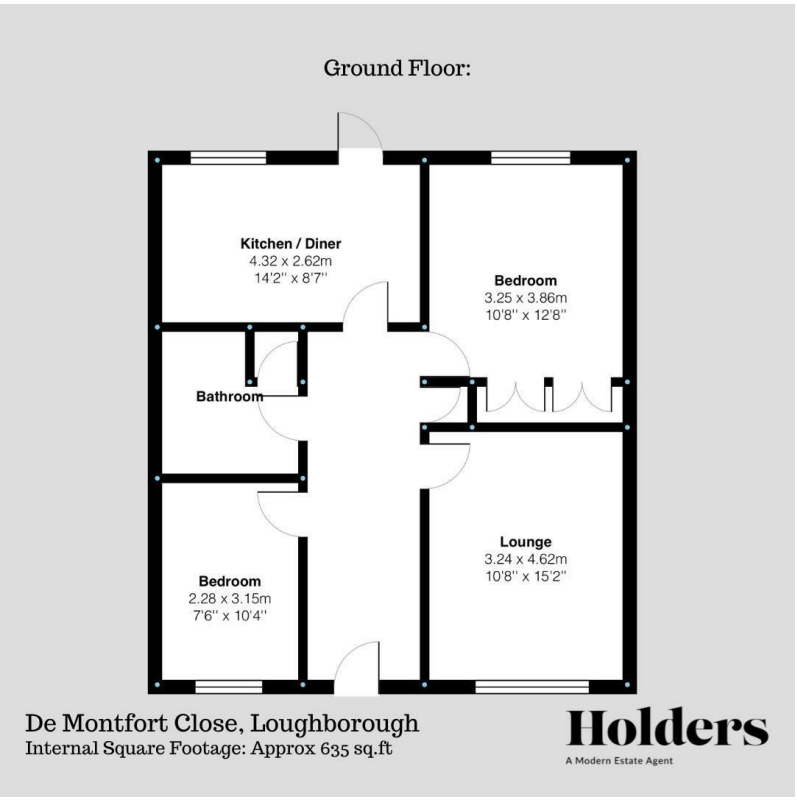
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

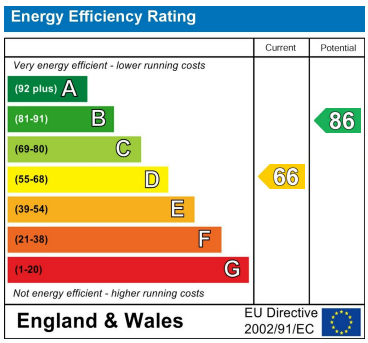
Floor Plan



Area Map



Energy Efficiency Graph



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