Badger Court | | Loughborough | LE11 3SA

Asking price £250,000

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ESTATE AGENTS & VALUERS

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A much sought after Residential Development on the Forest Side of Loughborough, Badger Court offers accommodation for those over the age of 55, to live independently whilst benefitting from the on-site warden and numerous communal facilities and activities. This spacious and well presented bungalow occupies a delightful position with open communal maintained green space to the front and rear. The property has GCH and DG and accommodation comprising entrance hall, living room, kitchen, shower room and two bedrooms. There is parking available in the communal car park.

Two Bedroom Bungalow	Attractive Residential Complex for over 55's
Low Maintenance Living	Modern Shower Room
Large Living Room	Communal Gardens
Forest Side of Loughborough	GCH and Upvc DG
No Upward Chain	Contact Us To View!

Entrance Hall
A spacious hallway with glazed front door.

Living Room
A spacious room with ample accommodation for living and dining room furniture.

Kitchen
With a range of wall and base mounted units and space for appliances. There is a window to the front, pantry and space for a breakfast table and chairs.

Bedroom 1
A lovely spacious double bedroom with window to the rear overlooking the gardens.

Bedroom 2
A good sized room with a sliding door to the rear. This could be used as a lovely second sitting room with access to the garden at the rear.

"Set in a Desirable Over 55's Development"

Shower Room
A modern three piece suite with a walk in shower with mixer, low level flush W/c and wash hand basin.

Outside
To the front of the property is a large communal greenspace which has various shrubs, trees, bench seats and flowers planted. There is a low maintenance patio area to the rear within the communal gardens which are maintained by the Badger Court contractors.

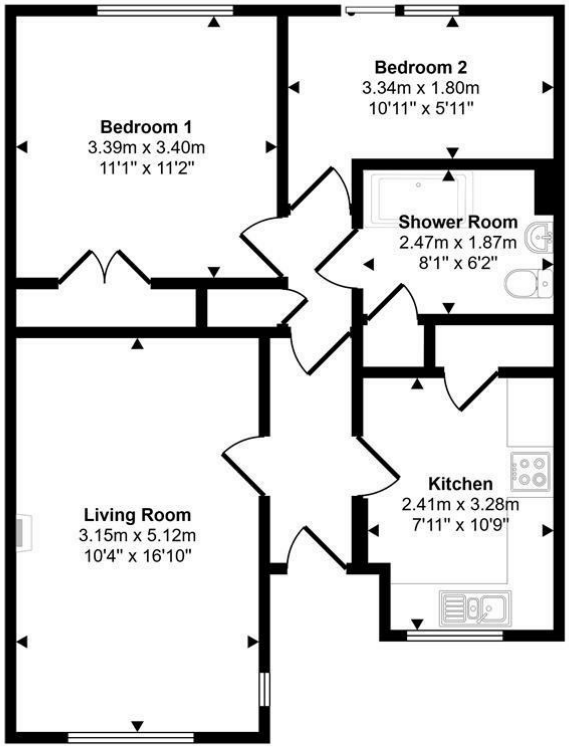
The Area
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. The nearby Nanpantan Sports Club includes tennis courts and the Brush Bowls Club, that welcomes new members with or without previous experience.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Leasehold Information
The property is leasehold with the remainder of the 99 year lease from 1st April 1993. There is a Ground Rent of £10 per annum and a Service Charge of £229.88.

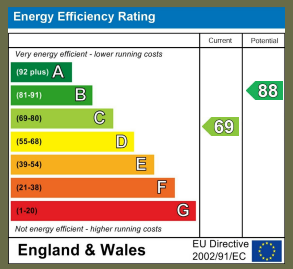
"A Peaceful and Sought After Spot"

Approx Gross Internal Area
58 sq m / 623 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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