



Birch Close,
Markfield, Leicestershire, LE67 9RW

NEWTONFALLOWELL 

**Birch Close,
Markfield, Leicestershire, LE67 9RW
£75,000**

***** POPULAR OVER 55'S DEVELOPMENT *** POTENTIAL TO IMPROVE *** GREAT INVESTMENT *** NO UPWARD CHAIN *****

Newton Fallowell have pleasure in offering to the market this realistically priced one bedroomed first floor retirement apartment within this popular development on the edge of Markfield close to open countryside. Offered to the market with no upward chain, this is the perfect opportunity for someone looking to put their own stamp on a property, or an investor.

The accommodation in brief comprises; entrance hall, breakfast kitchen, lounge, good sized bedroom and a bathroom.

Externally the property enjoys the use of communal gardens and facilities and there is communal off road parking available.

Accommodation

A timber front door leads into a staircase which rises to the first floor landing which has a cupboard with electric and a door to:-



Hallway

Having a double glazed window, electric storage heater and doors to:-

Bresakfast Kitchen

Being fitted with a range of wall and base units with a complementary rolled edge work surface, inset stainless steel sink and drainer, tiled splashbacks, integrated electric oven and grill with four ring hob over, space and plumbing for a washing machine and a double glazed window.

Lounge

Having double glazed windows to two aspects, electric storage heater and a television point.

Bedroom

Being of an excellent size, with a double glazed window, storage heater and loft access.

Bathroom

Being fitted with a panelled bath with shower attachment over, low flush WC, wash hand basin in a vanity unit, chrome heated towel rail, wall mounted electric heater and an obscure double glazed window to the front.

Exterior and Gardens

Externally the property enjoys the use of communal gardens and facilities and there is communal off road parking available.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

Service Charge

We understand that the property is leasehold with 950+ years left on the lease. There is a service charge payable of approximately £143.50 per month (payable every 6 months) which includes buildings insurance and upkeep of the communal areas.



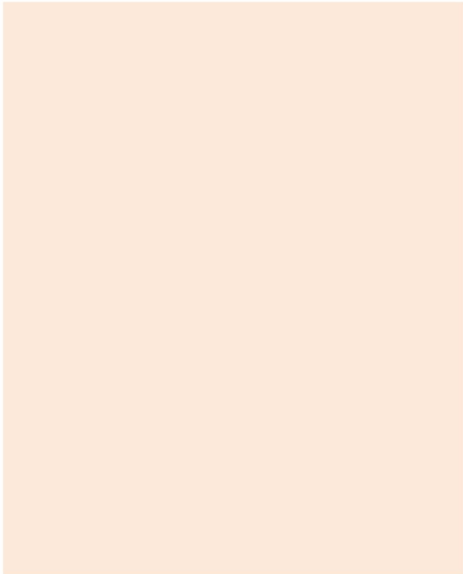
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

First Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 61.2 sq. metres (659.2 sq. feet)



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