



- OVER 55'S GROUND FLOOR TWO BED FLAT
- IMMACULATELY PRESENTED HOME
- SOCIAL CENTRE FOR RESIDENTS

- ALLOCATED GARAGE
- 2.9 MILES TO BRADGATE PARK
- COUNCIL TAX BAND - A

Asking price £160,000

<https://www.judgeestateagents.co.uk>



Within a lovely secluded retirement village, comes offered for sale this well presented, generously sized two bed roomed for purchasers over the age of 55 years, UPVC double glazed, ground floor apartment, with off road parking and garage. It is surrounded by beautiful countryside and set in 21 acres of well maintained, communal gardens. Internally this immaculate property appreciates an Entrance Hall, Living/Dining, Kitchen, Two Bedrooms and a Shower Room. There is an On-site Social Club with Daily Activities and Licensed Coffee Lounge. Guest Suite available for visitors as well as beautifully kept communal gardens. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

17'5" - 10'1" x 7'6" - 5'4" (5.31m - 3.07m x 2.29m - 1.63m)
There is an electric storage heater, airing cupboard, storage cupboard, power points and there are doors that lead to:

LIVING/DINING ROOM

17'7" maximum x 12' (5.36m maximum x 3.66m)
Benefiting from power points, media unit with electric fire and soft lighting, TV point, electric storage heater, window and a door to the rear aspect.

KITCHEN

11'11" x 7'5" (3.63m x 2.26m)
A lovely modern kitchen with wall and base units and work

surfaces, sink with a mixer tap, integral oven, grill and hob with extractor, window, power points and plumbing for a washing machine.

PRIMARY BEDROOM

12'2" x 9'8" (3.71m x 2.95m)
Benefiting from a window, power points and an electric storage heater and fitted wardrobes.

BEDROOM

12'1" x 8'2" (3.68m x 2.49m)
Having a window, power points and an electric store heater.

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a frosted window.

PARKING

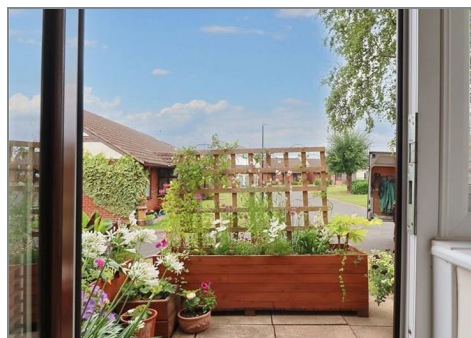
There is an allocated Garage with power and light and off road parking.

LOCATION

There are Regular Bus Services to Leicester and surrounding areas. Convenient location for Motorways and the plentiful amenities of Markfield Village. Close to the beauty spots of Bradgate Park, Thornton Reservoir and Forest Hill Golf Course.

LEASEHOLD INFORMATION

The seller have advised the current charges are :





Weekes Management Ltd;
Service charge £2236 per annum including building insurance
Ground rent £35 per annum
Licence fee- patio £35 per annum

MARKFIELD VILLAGE

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature Reserve. Markfield has Chinese and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

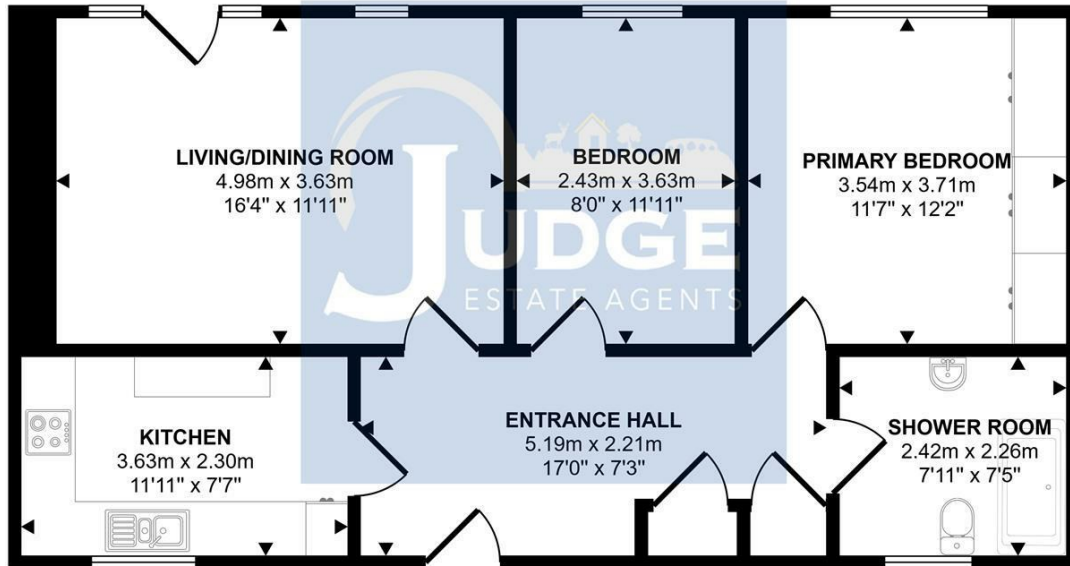
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



Approx Gross Internal Area
71 sq m / 761 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.

