JUDGE
ESTATE AGENTS

6 THE LAURELS, MARKFIELD LE67 9HA

£185,000
LEASEHOLD

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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





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JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS IMMACULATE TWO BEDROOM DETACHED RETIREMENT BUNGALOW THAT IS SITUATED WITHIN A WELL MAINTAINED AND ATTRACTIVE COMPLEX IN MARKFIELD VILLAGE PURPOSELY BUILT FOR THOSE AGED 55 YEARS AND OVER. ON SITE, THE RESIDENTS CAN ENJOY USE OF THE SOCIAL CENTRE AND THE COMMUNAL GARDENS. THE PROPERTY ALSO HAS A ALARM SYSTEM WITHIN THE PROPERTY FOR SECURITY AND SAFETY. AS ADVISED BY THE VENDORS THE SOLAR PANELS ARE OWNED AND INTERNALLY THE PROPERTY BENEFITS IN BRIEF OF AN ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO BEDROOMS AND SHOWER ROOM. AN INTERNAL VIEWING IS ADVISED TO FULLY APPRECIATE.







ENTRANCE HALL
With an electric storage heater, airing cupboard and doors to:

LIVING ROOM 16'5 x 11'5
Benefiting from windows and door to the communal gardens, power points, TV point, Electric store heater and door to:

KITCHEN 13'1 x 9'
Having a range of wall and base units with work surfaces, sink with mixer tap, integral oven and hob, window, power points, electric store heater and door to the outside of the property.

BEDROOM 13'8 into bay x 10'6
Benefiting from a bay window, power points, fitted wardrobes and an Electric store heater.

BEDROOM 9'3 x 8'2
Benefiting from a window, power points and Electric store heater.

SHOWER ROOM
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, window and Heated towel rail.

LEASEHOLD INFORMATION
We have been advised of the following:
Service charge - £2,261 per annum (which includes home Insurance).
Ground Rent - £35 per annum.
Lease length - 999 years from 28th September 1985.
Qualifying Age: 55 Years or over.

INFORMATION OF THE COMPLEX
This fantastic complex is surrounded by accessible countryside and if walking is your favourite occupation there are a variety of public footpaths including the Leicestershire Round, many Conservation areas and the famous historic Bradgate Park nearby.

There is a frequent bus service into the City of Leicester as well as Coalville and Loughborough. Markfield itself has a Co-Operative supermarket and is well supplied with local shops, pubs, restaurants, hairdressers, post office and GP Medical Centre.

The management company is: Weeke Management Ltd and all residents need to be over 55.

The Retirement Village has a well-supported social centre with many monthly events & activities (are subject to change).

MARKFIELD VILLAGE
The village of Markfield is situated in north-west Leicestershire, on the edge of the renowned Charnwood and New National Forests, and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Coalville and Ashby-de-la-Zouch, as well as the M1\M69\M42 major road network for travel north, south and west, and the East Midlands International Airport at Castle Donington.

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.

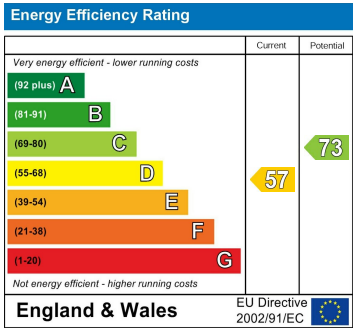
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance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

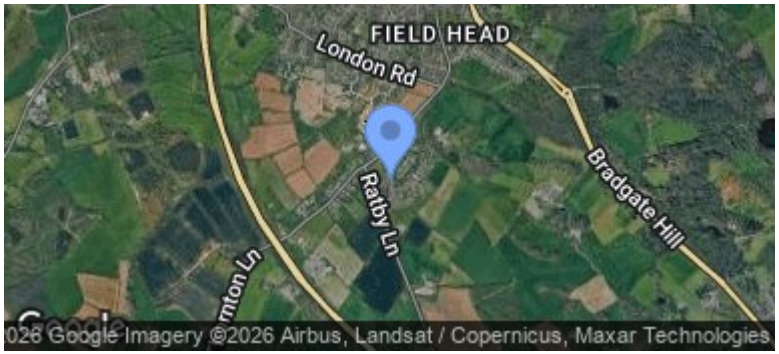
MONEY LAUNDERING
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information 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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: 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 own 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 OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

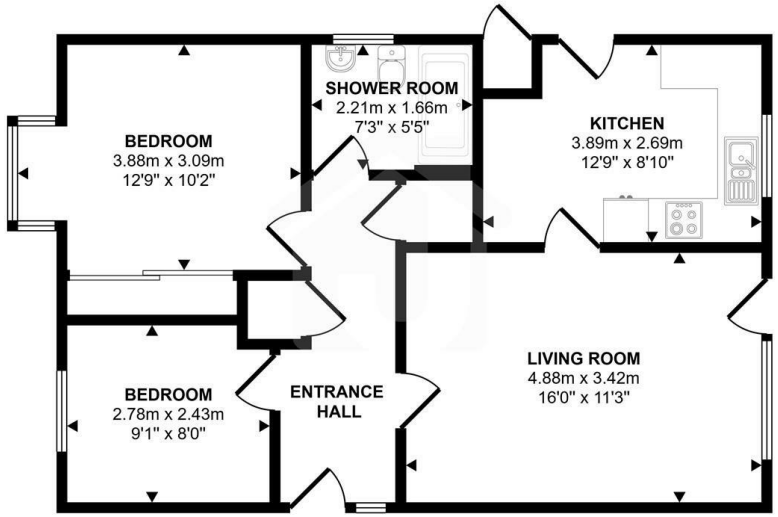








Approx Gross Internal Area
61 sq m / 656 sq ft



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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Viewings strictly by appointment via Judge Estate Agents.
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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

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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 or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.