JUDGE
ESTATE AGENTS

22 PINEWOOD DRIVE, MARKFIELD LE67 9RQ

£212,000
LEASEHOLD

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





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MARKFIELD COURT IS A PURPOSE BUILT DEVELOPMENT FOR THE 'OVER 55'S' LOOKING FOR A PEACEFUL LOCATION SURROUNDED BY WOODLAND AND BEAUTY WHILST ENJOYING THE BENEFITS OF STILL BEING WITHIN CLOSE PROXIMITY TO THE VILLAGES OF BOTH MARKFIELD AND RATBY AS WELL AS LINKS FOR THE MAIN ROAD AND MOTORWAY.

THIS LOVELY BUNGALOW COMPRISES BRIEFLY OF AN ENTRANCE HALL, LIVING ROOM, CONSERVATORY, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM. OUTSIDE THERE ARE COMMUNAL GARDENS MADE UP OF MAINLY LAID TO LAWN AREAS HOST TO BORDERS WITH A VARIETY







ENTRANCE HALL
With an electric storage heater, fitted cupboard, loft access and doors that lead to:

LIVING ROOM 15' x 12'11
Benefiting from a window to the rear aspect, power points, electric storage heater, wall mounted lighting, door to the conservatory and access that leads to:

KITCHEN 10' x 9'11
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, integral fridge/freezer, integral washing machine, breakfast bar, power points, window to the rear aspect and an electric storage heater.

CONSERVATORY 11' x 8'
There are windows to the rear and side aspects, power points and patio doors to the rear communal garden.

BEDROOM 11' x 11'
Benefiting from a bow window to the front aspect, power points, free standing wardrobe and an electric storage heater.

BEDROOM 10' x 6'
There is a window to the front aspect, electric storage heater and power points.

SHOWER ROOM
Comprising a low level WC, wash hand basin, walk in shower, vanity cupboard, fitted cupboard and a heated towel rail.

PARKING
There is off road parking that leads to:

GARAGE
Benefiting from an up and over door.

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

MARKFIELD VILLAGE
The village of Markfield has a Co-Operative supermarket and is well supplied with local shops, pubs, restaurants, hairdressers, post office and GP Medical Centre. This lovely village 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 M1M69M42 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.

ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

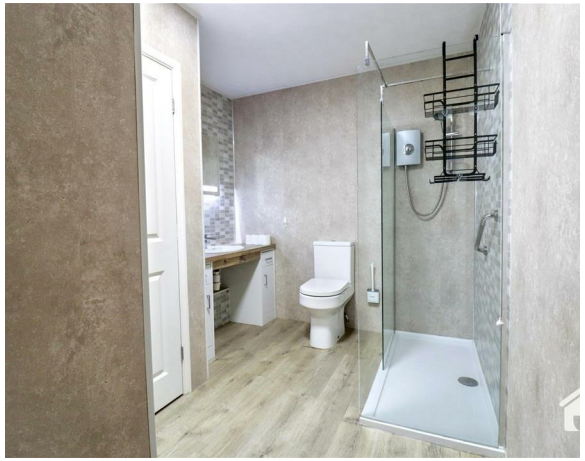
ADDITIONAL INFORMATION
We have been advised of the following:
Service charge - £2,414 per annum (which includes home Insurance).
Ground Rent - £35 per annum.
Lease length - 999 years from 28th September 1985.

1. 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.

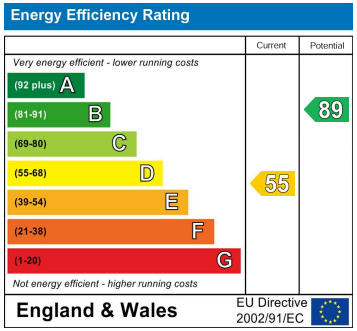
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

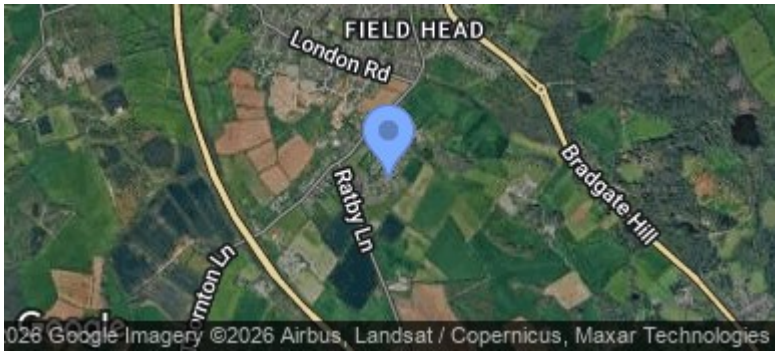
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

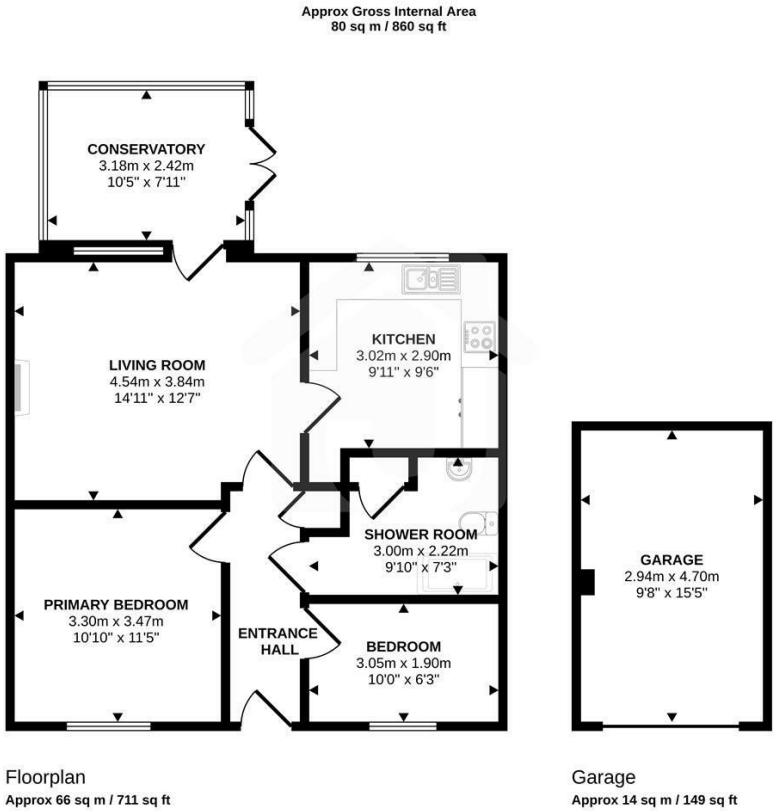
4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











MEASUREMENTS

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. 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 Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
We always like any potential purchaser to follow our four steps:

1. **Read property description**
2. **Look at floorplan**
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4. **Please provide and assist proof of affordability**

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

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

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.