JUDGE
ESTATE AGENTS

24 CHESTNUT WALK, MARKFIELD LE67 9RU

£179,950
LEASEHOLD

0116 236 7000

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





2 1 1

A UNIQUE TWO BEDROOM BUNGALOW OF THE USUAL PROPERTIES THIS LOVELY LOCATION HAS TO OFFER, ONE NOTICEABLY IS THE DESIGN. THIS LOVELY HOME IS WITHIN A COURT OF 'OVER 55'S' BUNGALOWS WITH A SOCIAL HALL AND BEING WITHIN THE THRIVING VILLAGE OF MARKFIELD AND IN BRIEF THIS WELL PRESENTED HOME OFFERS ENTRANCE PORCH, ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, TWO BEDROOMS AND SHOWER ROOM. THERE IS COMMUNAL OFF ROAD PARKING AND THERE ARE WELL MAINTAINED COMMUNAL GARDENS. AN INTERNAL VIEWING COMES HIGHLY ADVISED TO APPRECIATE.







ENTRANCE PORCH
Having a door to:

ENTRANCE HALL
With storage cupboards, power points and doors to:

LIVING/DINING ROOM 16'1 x 15'10
Benefiting from windows to the rear aspect, door to the rear aspect, poer points, TV point and Electric Fire.

KITCHEN 13'4 x 5'10
Having a range of wall and base units with work surfaces, sink with mixer tap and splash back tiling, window to the front aspect, integral oven, hob with extractor and power points.

MASTER BEDROOM 13'1 x 12'9
Benefiting from a window to the front aspect and power points.

SECOND BEDROOM 13'5 x 6'6
Having a window to the side aspect and power points.

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

GARDENS
Beautiful, well maintained communal gardens with laid to lawn, bordered and seating areas.

PARKING
There is communal off road parking.

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.

LEASE INFORMATION
The seller has confirmed the following:
LEASE - 999years starting 1987
SERVICE CHARGE - £2,070 per annum
GROUND RENT: £80 per annum (for porch licence)
QUALIFYING AGE: 55 Years or over.

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

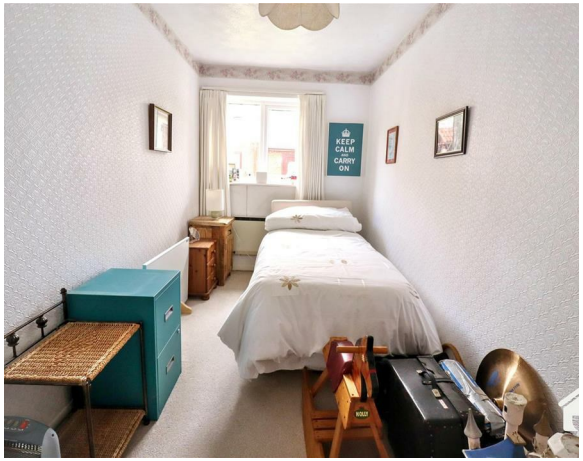
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

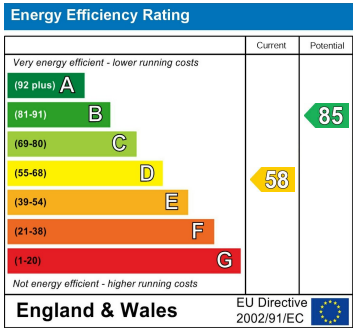
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance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

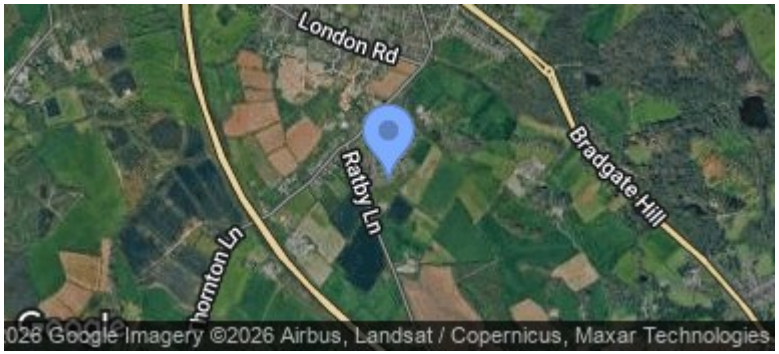
MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per 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.

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.



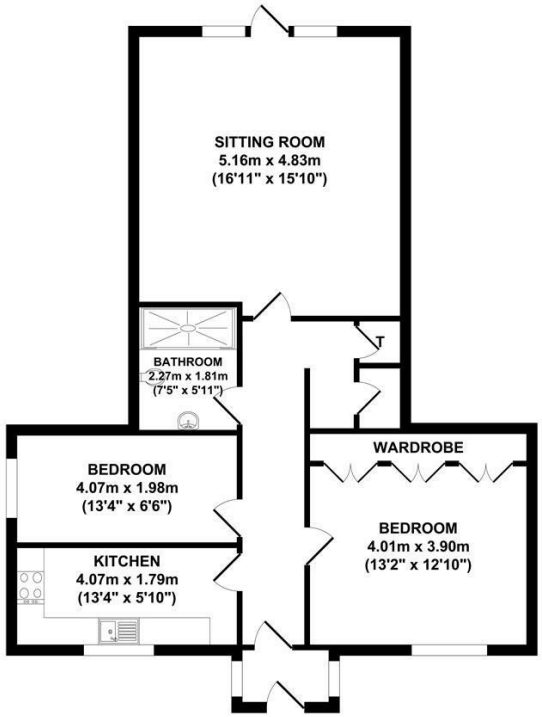






24 Chestnut Walk

KEY:
T = TANK



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

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LET'S TALK

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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.

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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.