



- ONE BEDROOM BUNGALOW
- NO UPWARD CHAIN
- SOCIAL CENTRE FOR RESIDENTS

- OVER 55'S DEVELOPMENT
- COMMUNAL GARDENS
- COUNCIL TAX BAND - A

Price guide £119,950

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



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 particular bungalow offers an Entrance Hall, Living Room, Kitchen, Bedroom and a Shower Room. The property is being offered for sale with no upward chain and needs to be viewed to fully appreciate.

PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is an electric store heater, fitted cupboard and doors that lead to:

LIVING ROOM

13'6" x 11'7" (4.11m x 3.53m)

Benefiting from windows and door to the rear aspect, electric store heater, power points and a TV point.

KITCHEN

10' x 6'2" (3.05m x 1.88m)

There are wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, window to the front aspect, plumbing for a washing machine, electric store heater and power points.

BEDROOM

12'4" x 10'8" maximum (3.76m x 3.25m maximum)

Benefiting from a window to the rear aspect, Electric store heater, power points and fitted wardrobes.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Shower, Heated towel rail, Complimentary tiling and a Window to the front aspect.

MARKFIELD RETIREMENT VILLAGE

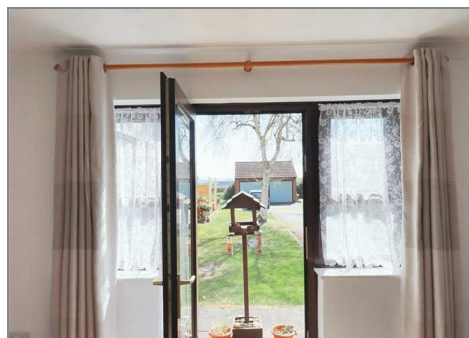
This fantastic complex is surrounded by accessible countryside and if walking is your favourite occupation there are a variety of public footpaths including the Leicestershire Round, many Conservation areas and the famous historic Bradgate Park nearby.

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

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.

LEASEHOLD INFORMATION

Weekes Management Ltd have advised the current charges are :

Weekes Management Ltd;
Service charge £1988 per annum including building insurance
Ground rent £35 per annum

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.

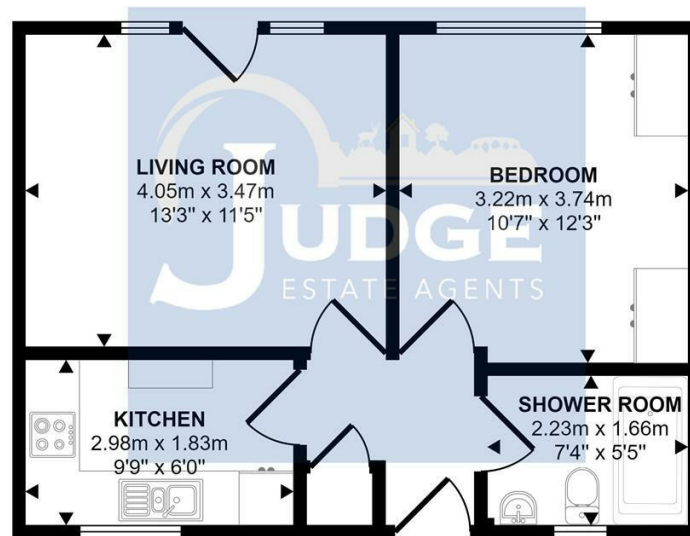
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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
41 sq m / 438 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	