JUDGE
ESTATE AGENTS

15 WALLIS CLOSE, THURCASTON LE7 7JS

£150,000
LEASEHOLD

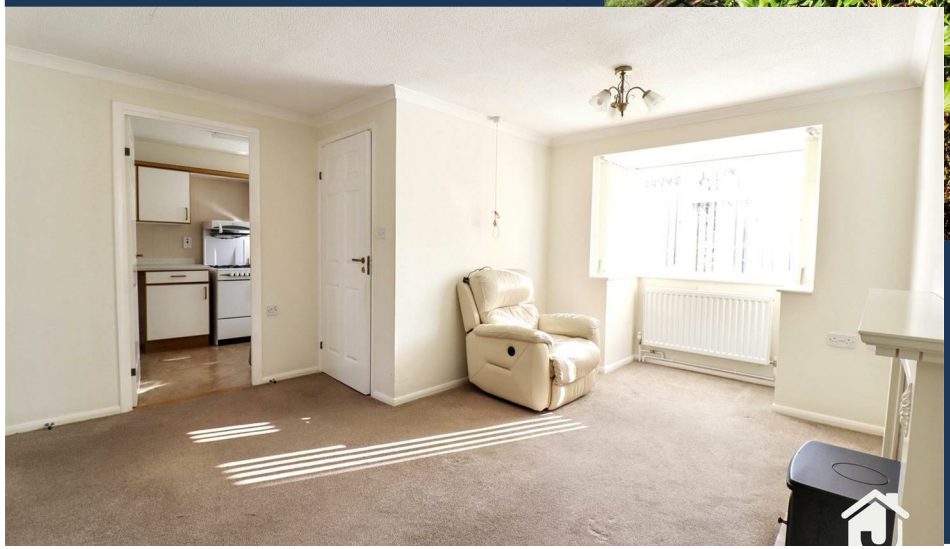
0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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





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LOCATED WITHIN A POPULAR AND HIGHLY REGARDED PURPOSE BUILT DEVELOPMENT FOR THOSE OVER 60 COMES OFFERED FOR SALE THIS WELL PRESENTED TWO BEDROOM RETIREMENT BUNGALOW. SITUATED WITHIN A WELL REGARDED VILLAGE LOCATION THIS LOVELY PROPERTY IN BRIEF BENEFITS FROM ENTRANCE HALL, SPACIOUS LIVING ROOM, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM. TO THE OUTSIDE THERE ARE WELL KEPT AND PRESENTED COMMUNAL GARDENS. THIS WELL PRESENTED BUNGALOW ALSO BENEFITS FROM ACCESS TO OFF ROAD PARKING. THE COMPLEX ALSO HAS ACCESS TO A RESIDENTS LOUNGE WITH COMMUNAL FACILITIES SUCH AS ACCESS TO A LAUNDRY ROOM WITH WASHERS/ DRYERS, ACTIVE RESIDENTS ASSOCIATION AND SOCIAL ACTIVITIES. THERE IS A MAINTENANCE CHARGE WHICH COVERS THE GARDENS, EXTERNAL BUILDING REPAIRS, EXTERNAL CLEANING OF THE WINDOWS, BOILER MAINTENANCE, AND BUILDING INSURANCE.







ENTRANCE PORCH
There is a door that leads to:

LIVING ROOM 16'6 - 7'9 x 12'9 - 9'
Benefiting from a bay fronted window, radiator, power points, feature fire surround and doors that lead to:

KITCHEN 11'5 x 7'5
Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, plumbing for a washing machine, power points, pantry, radiator and a window to the front aspect.

INNER HALL
There is a built in cupboard, loft access and doors that lead to:

BEDROOM 10'4 x 9'7
Benefiting from a window to the rear aspect, radiator, power points and built in double wardrobes.

BEDROOM 10'6 x 6'11
With patio doors to the rear aspect, radiator and power points.

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

COMMUNAL GARDENS
There are various communal outdoor seating areas enjoying a variety of shrubs and plants and to the rear there is a paved patio area then leading to a lawn garden that is hedged and not directly overlooked from beyond.

COMMUNAL PARKING
There is communal parking (unallocated).

SERVICE CHARGE INFO
- Tenure Type: Leasehold
- Lease Term: 125 Years Granted on 05/04/2000
- Qualifying Age: 60 Years
- Service Charge: £255.55 pcm*

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplius.

WALLIS CLOSE
The property, although, located in a village offers ease of access to the industry centres within the region, and a short driving distance away from some of Leicestershire's best known beauty spots within the National Forest.

Contained within the development is also a communal lounge for residence use. (Further information available).

THURCASTON VILLAGE
Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to Leicester and Loughborough.

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.

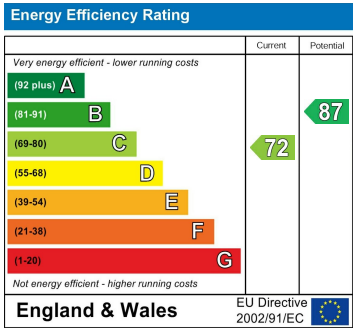
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance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

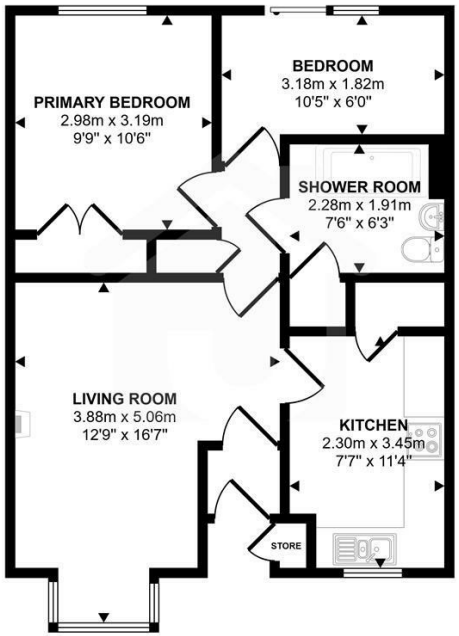








Approx Gross Internal Area
52 sq m / 565 sq ft



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

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**

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.

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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.