



420 22, Hendon Grange, London Road, Leicester LE22PY

MOORE
& YORK



Property at a glance:

- Well Presented Retirement Bungalow
- Over 55's Retirement Bungalow
- Sought After Development
- Newly Fitted Kitchen & Shower Room
- Double Bedroom
- Beautiful Communal Gardens
- No Upward Chain
- Newly Fitted Electric Heaters Throughout
- Re-Decoration Throughout

Asking Price £115,000 Leasehold



Beautifully presented one bedroomed over 55's retirement bungalow, located with idyllic views over the stunning tree lined communal gardens of Hendon Grange Retirement Development and offering easy access to the communal facilities which include residents lounge, guest suite, hairdressing salon, launderette as well as visitors and residents parking. The well planned double glazed and newly fitted electrically heated accommodation benefits from redecoration throughout and briefly comprises lounge/dining, recently refitted kitchen with integrated appliances, inner hallway, double bedroom with French doors to feature seating area overlooking gardens and modern re-fitted shower room. This lovely home benefits from a resident House Manager and an alarm intercom system with link to emergency monitoring station.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with canopy porch over and storage shed to side leading to;

LOUNGE/DINING ROOM

16' 2" x 13' 2" (4.93m x 4.01m) UPVC sealed double glazed square bayed window to front aspect, telephone point, TV point, Electric heater, display fire surround.



KITCHEN

9' 7" x 5' 8" (2.92m x 1.73m) Newly fitted in a range of soft close units comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, UPVC sealed double glazed window

INNER HALLWAY

Built in cupboards, airing cupboard.





BEDROOM 1

13' 0" x 9' 8" (3.96m x 2.95m) UPVC sealed double glazed window, electric heater, built in wardrobes, telephone point, UPVC sealed double glazed french door to sitting patio area.

SHOWER ROOM

8' 5" x 5' 7" (2.57m x 1.70m) Three piece suite comprising walk in tiled seated shower cubicle, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, electric heater.

OUTSIDE

The property benefits from a recently fitted plastic composite wood decking seating area overlooking the beautifully presented gardens with feature sitting areas and is approached via a tree lined driveway leading to visitor and resident parking.

SERVICES

All mains services, with the exception of gas, are understood to be available. Hot water for domestic purposes is provided by an electric immersion heater and central heating is provided by a system of electric night storage heaters. Ample electric power points are fitted throughout the property which is double glazed with UPVC sealed units and benefits from an intercom alarm system.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.









MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

TENURE

Leasehold 125 years from 1989
service charge £194 pcm
ground rent £200 pa

FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

COUNCIL TAX BANDING

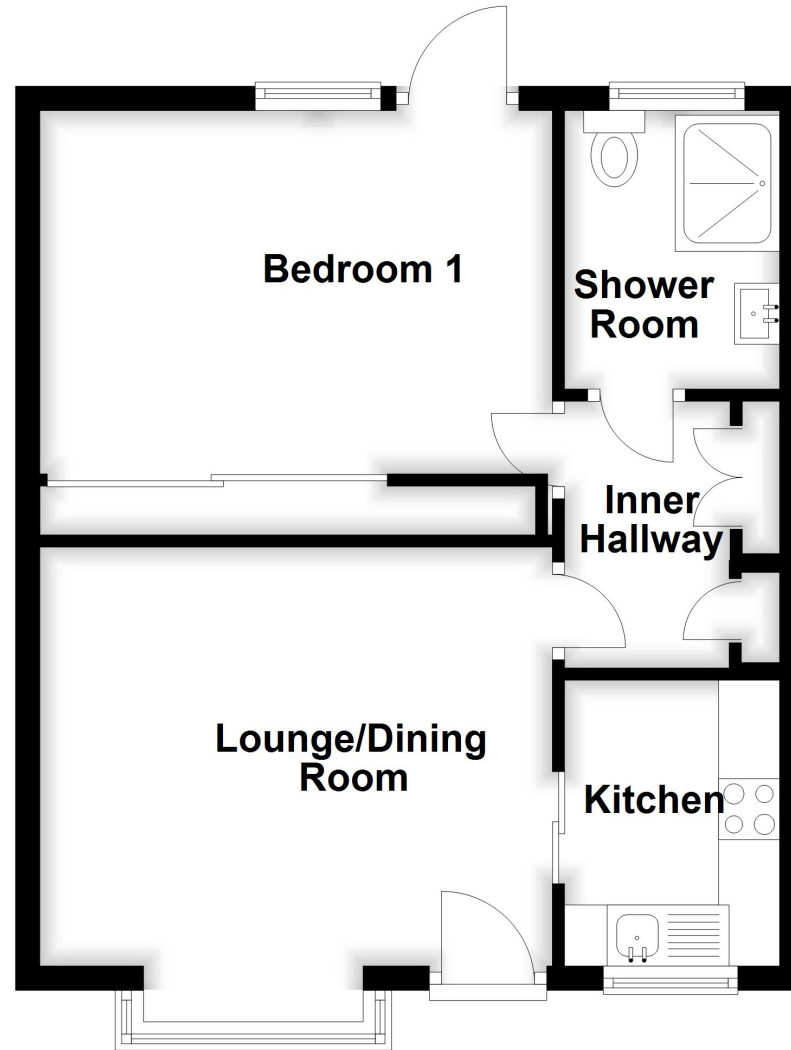
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PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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