

**FOR  
SALE**



**Gladstone Mews, Broughton Astley, LEICESTER LE9 6WB**

**£149,950 - Leasehold**

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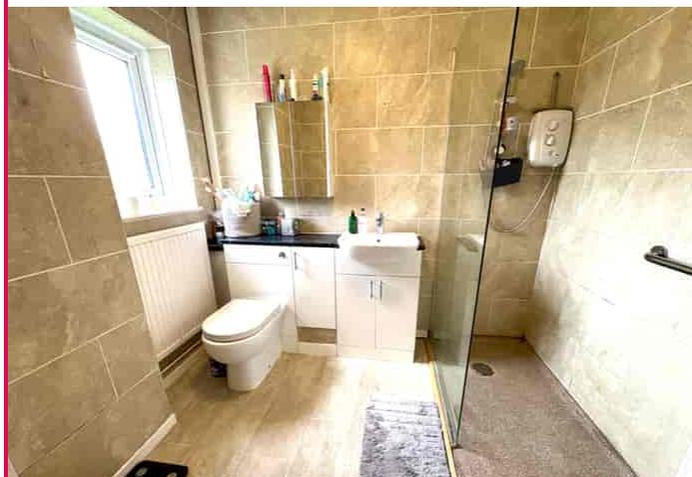


## PROPERTY DESCRIPTION

Retire In Style! 75% part ownership - With this perfect two bed bungalow which is has generous accommodation comprising, entrance porch, entrance hall, lounge, kitchen, two good sized bedrooms and bathroom. The property benefits from UPVC double glazing and gas fired central heating. Within easy reach of shops/local doctors surgery, this OVER 55's retirement complex offers it all, don't miss out and book your viewing today!

## POINTS OF INTEREST

- *Terraced Bungalow*
- *75% Share*
- *Lounge*
- *Fitted Kitchen*
- *Shower Room*
- *No Chain*
- *Parking*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

UPVC double glazed door to the front aspect, laminate flooring, giving access to:

#### Entrance Hall

Built in airing cupboard, laminate flooring and radiator.

#### Lounge

12' 0" x 14' 5" (3.66m x 4.39m) UPVC double glazed window to rear aspect, UPVC double glazed door to rear aspect, two radiators.

#### Fitted Kitchen

7' 11" x 8' 3" (2.41m x 2.51m) UPVC Double glazed window to front aspect, being fitted with a range of wall and base units, with built in sink/drain, oven, hob, extractor, plumbing for washing machine.

#### Bedroom One

13' 4" x 8' 6" (4.06m x 2.59m) UPVC double glazed window to front aspect, fitted wardrobes, laminate flooring and radiator.

#### Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m) UPVC double glazed window to the rear aspect, built in cupboard, laminate flooring and radiator.

#### Shower Room

UPVC double glazed window to rear aspect, being fitted with three piece suite comprising, low level wc, hand wash, walk in shower cubicle and heated towel rail.

### Gardens

There are peaceful well maintained private gardens surrounding the bungalow which adds to its charm of easy living. With a built in shed.

#### Additional Notes:

Council tax band A (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

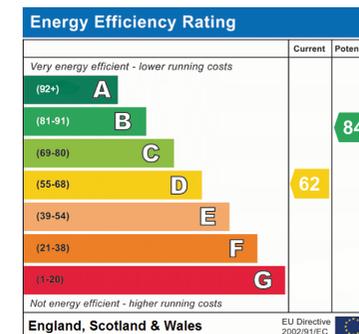
No flood risks that we are aware of

75% Shared Ownership Property with Platform Homes

Over 55's

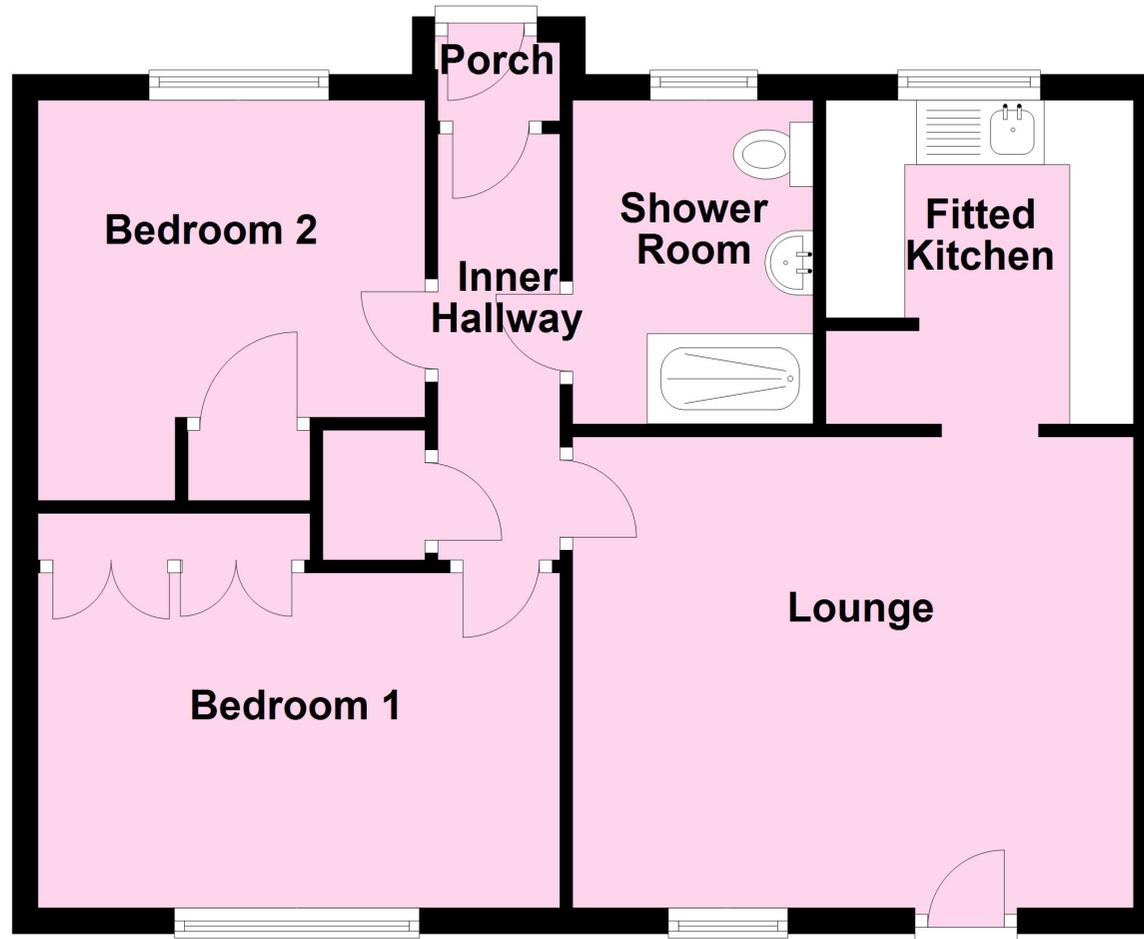
Lease: 99 years from

Service Charge: £82.46 PCM



## Ground Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 54.3 sq. metres (584.0 sq. feet)

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