

FOR  
SALE



Estley Road, Broughton Astley, Leicester LE9 6WB

£155,000 - Leasehold

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## PROPERTY DESCRIPTION

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

## POINTS OF INTEREST

- *Over 55's*
- *Bungalow*
- *Two Bedrooms*
- *Lounge*
- *Re-Fitted Kitchen*
- *Shower Room*
- *Communal Gardens*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

14' 3" x 12' 5" (4.34m x 3.78m) UPVC double glazed window to front aspect, UPVC double glazed door to front aspect and two radiators.

#### Re-Fitted Kitchen

8' 3" x 7' 9" (2.51m x 2.36m) UPVC double glazed window to rear aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, plumbing for washing machine.

#### Inner Hall

Storage cupboard and radiator.

#### Bedroom One

13' 4" x 10' 3" (4.06m x 3.12m) UPVC double glazed window to front aspect, loft access and radiator.

#### Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m) UPVC double glazed window to rear aspect, fitted wardrobe and radiator.

#### Shower Room

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

### Communal Gardens

There are communal gardens surround the bungalow.

#### 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

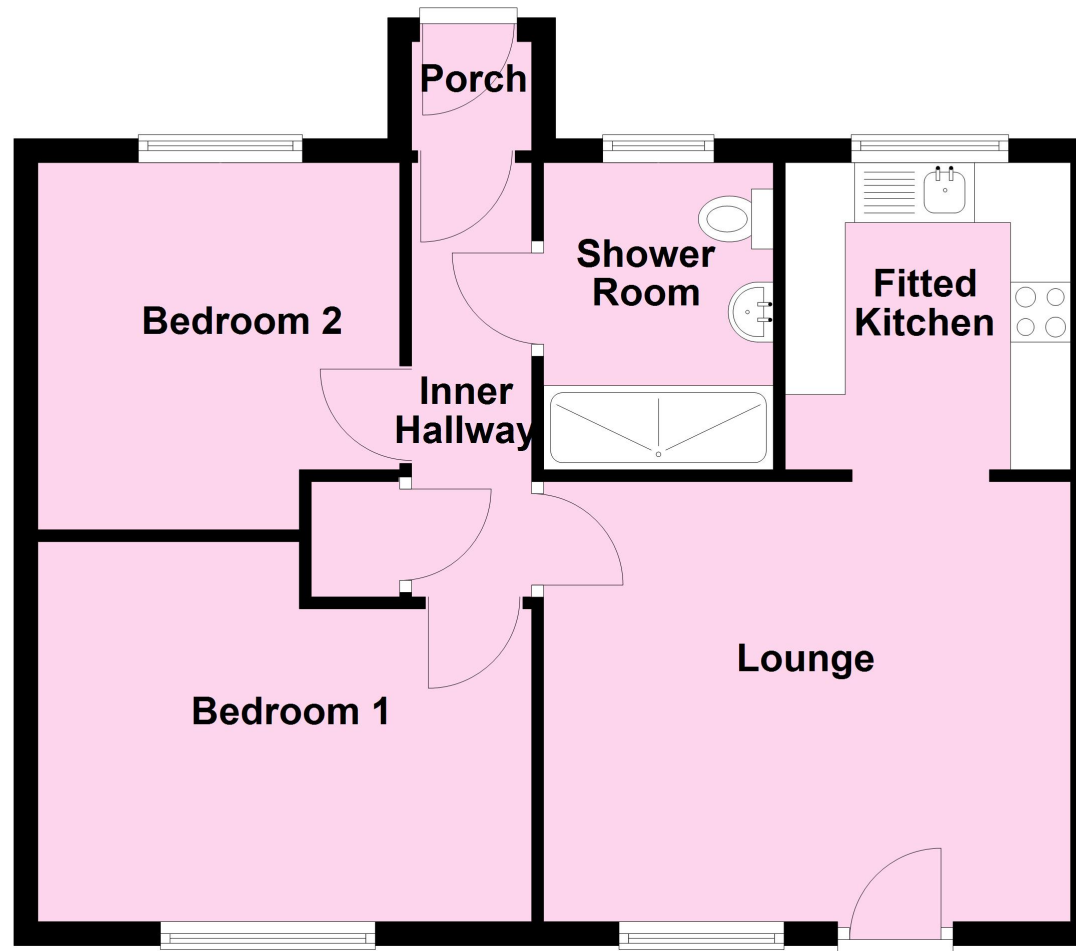
Over 55's

Lease:

Service Charge: £82.46 PCM

## Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



**Total area: approx. 55.5 sq. metres (597.4 sq. feet)**

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