



11 Hardwick Court, Leicester LE30FN

MOORE
& YORK



Property at a glance:

- Detached Over 55s Bungalow
- 70% Shared Ownership
- No Onward Chain
- Lovely Communal Gardens & Parking
- Lounge, Kitchen & Conservatory
- Two Bedrooms & Bathroom

£136,500 Freehold



Nicely positioned over 55s detached bungalow situated in lovely communal gardens offering easy access to all local facilities and within a short drive of the popular Fosse Park Retail centre and the M1/M69 road junction offering excellent transport links. The property is being sold with a 70% shared ownership and the centrally heated and double glazed accommodation briefly comprises entrance porch, lounge, kitchen, conservatory, inner hallway two bedrooms and bathroom and stands with easily maintainable gardens to rear. The development is approached by a private road and offers lovely communal gardens with seating areas and parking.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, cloaks cupboard.

LOUNGE

15' 9" x 11' 2" (4.80m x 3.40m) Coal effect gas fire set in display surround, TV point, radiator, UPVC sealed double glazed window.



KITCHEN

9' 7" x 7' 2" (2.92m x 2.18m) Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, pull out larder draw, complementary wall mounted eye level cupboards, built in cooker, microwave and four piece gas hob with extractor over, integrated dishwasher, plumbing for washing machine, concealed central heating boiler, tiled splash backs, fridge/freezer space.

CONSERVATORY

17' 9" x 8' 5" (5.41m x 2.57m) Radiator, UPVC sealed double glazed windows and French doors to rear garden.





INNER HALLWAY

Access to loft space, shelved cupboard.

BEDROOM 1

12' 1" x 9' 8" (3.68m x 2.95m) Radiator, UPVC sealed double glazed window, built in cupboard.

BEDROOM 2

10' 0" x 6' 8" (3.05m x 2.03m) Radiator, UPVC sealed double glazed window, built in cupboard.

BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m) Three piece suite comprising paneled bath, vanity sink unit and low level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed window.

OUTSIDE

Beautifully presented communal gardens with seating areas and parking.

VIEWING

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

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

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, 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.

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.









TENURE

Leasehold 99 years from 1/9/88
Service Charge £140.07pcm
70% shared ownership 30% ownership via
housing association Amplus no rent payable

EPC

TBC

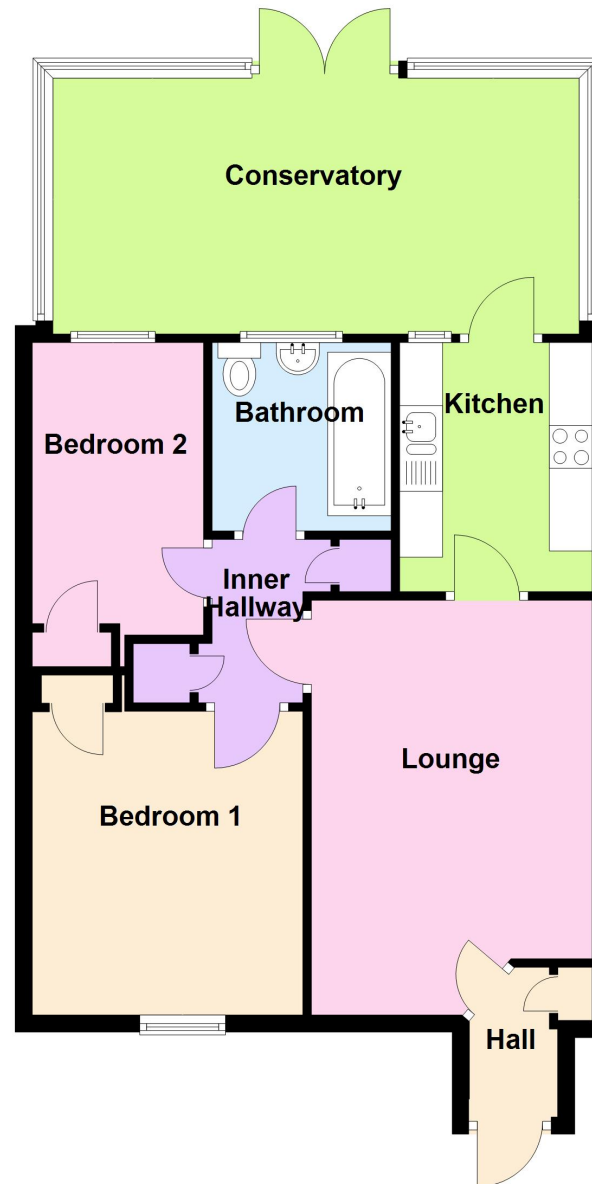
COUNCIL TAX BAND

Leicester City B

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.

Ground Floor



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

