



**Moat Hills Court, Bentley DONCASTER**



**welcome to**

**Moat Hills Court, Bentley DONCASTER**

Perfect for retirement living is this two bedroom semi detached bungalow which is situated in this popular location of Bentley with close links to local amenities and transport links. Designed for the over 55's with the 70% shared ownership scheme. CASH BUYERS ONLY!



### Entrance Hall

Accessed through a front facing exterior door. There is laminate flooring, a central heating radiator and access through to the lounge.

### Lounge

14' 4" x 11' ( 4.37m x 3.35m )

With a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

### Kitchen

7' 8" x 6' 2" ( 2.34m x 1.88m )

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker with oven and grill with cooker hood above, area for a fridgefreezer and plumbing for a washing machine. There is a central heating radiator, tiling to the walls and a rear facing double glazed window.

### Inner Hall

There are two useful storage cupboards housing the wall mounted boiler.

### Bedroom One

10' 9" x 9' 7" max ( 3.28m x 2.92m max )

With a front facing double glazed window, a central heating radiator, a useful storage cupboard and loft access.

### Bedroom Two

8' 8" x 6' 6" ( 2.64m x 1.98m )

With a rear facing double glazed window and a central heating radiator.

### Shower Room

Fitted with a WC, a wash hand basin and a walk in shower cubicle. There is tiling to the walls , a chrome heated towel rail, a shaver point and a rear facing double glazed window.

### Outside

To the front of the property is a communal block paved garden with a ramp leading up the the entrance while to the rear of the property is a communal lawned garden. There is communal off road parking to the front of the property. There are plants and shrubs to the borders.

### Additional Information

The property is leasehold and for over 55's only on a 70% shared ownership scheme. Full information provided about living at the property, charges and related costs and to confirm their consent is suitable for independent living is through The Guinness Partnership. There is an emergency call system. CASH BUYERS ONLY!

### Agent's Note

This property is currently under shared ownership with 70% ownership by the seller and there is potential for the lease to be extended, contact the branch for further details.



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## Moat Hills Court, Bentley DONCASTER

- DESIGNED FOR THE OVER 55'S ON A 70% SHARED OWNERSHIP SCHEME
- PERFECT FOR RETIREMENT LIVING
- TWO BEDROOM SEMI DETACHED BUNGALOW
- CUL DE SAC LOCATION
- SPACIOUS LOUNGE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122547 - 0004

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