



SUMMARY

- Retirement Apartment
- Top Floor (with Lift)
- No Forward Chain
- One Double Bedroom
- Shower Room
- Communal Lounge & Gardens
- Well Presented
- Double Glazing
- House Manager / Care Line
- Sought After Area In Lodmoor





SUMMARY OF ACCOMMODATION

Communal Reception

Apartment Entrance Hallway

Lounge 25' 10" x 10' 10" max (7.87m x 3.30m max)

Kitchen 7' 7" max x 9' 3" max (2.31m max x 2.81m max)

Bedroom 17' 3" max x 9' 2" max (5.25m max x 2.79m max)

Shower Room

Communal Lounge

Communal Gardens

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this well presented one-bedroom, top floor apartment with lift, situated within the sought-after retirement apartments of Hardys Court in Lodmoor.

The apartment offers the benefit of a large storage cupboard which is accessible from the entrance hallway. The living accommodation comprises a spacious lounge / diner with single French door opening onto a Juliette balcony. Two glazed doors open into the kitchen, which offers a range of integrated appliances including an eye level oven and grill,

electric hob, fridge and freezer. The kitchen also comprises a range of wall and base level units. The apartment boasts a spacious master bedroom with built-in wardrobes and dressing area. A recently fitted double width shower cubicle, low-level WC and wash hand basin with vanity units with complementary tiling.

The apartment has use of the communal gardens, laundry room and a communal lounge area. Visitors have access to a guest suite. Hardys Court was built by the highly regarded McCarthy & Stone in 2007 and consists of 38 apartments arranged over two floors, each served by a lift. The house manager can be contacted from various points within each property. In the case of an emergency, there is a 24hr care-line response for when the house manager is off duty.

The development is conveniently positioned in close proximity to shops, bus stops and other amenities. The lively community of Hardys Court have a social committee who host a range of activities such as weekly coffee mornings, afternoon teas and bingo. Cats and dogs are generally accepted; however, they are not to be replaced (subject to lease terms and landlord permission). To purchase an apartment, a potential buyer must be at least sixty years old. Where a couple is purchasing, only one person must be over sixty, and the other person over fifty-five.

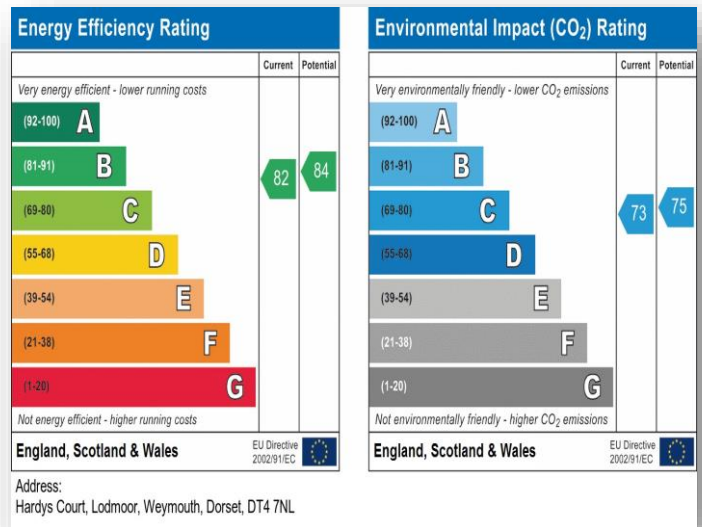
For more information, or to book an appointment to view, please contact Austin Estate Agents.



LOCATION:



EPC:



FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the Seller as the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading as any text, measurements, photographs or floorplans contained within these particulars are provided for guidance only. You are advised to check the availability of this property before travelling any distance to view. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property.