



SUMMARY

- One Bedroom Second Floor Retirement Apartment
- Sought After Location In Lodmoor
- Over 60's (or if a couple: one over 60 and one over 55 years)
- Communal Gardens, Residents Lounge & Laundry
- Guest Suite
- Visiting House Manager
- Car Park To Front
- Mobility Scooter Store
- Double Glazing & Electric Storage Heating
- Modern Fitted Kitchen





THE PROPERTY

Austin Estate Agents are pleased to offer for sale a well presented one bedroom, second floor retirement apartment (with lift), which has the added benefits of double glazing, electric storage heating and warden assist pull cords in each room.

Entrance to the property is gained via a secure intercom system into the communal areas, then into the apartment hallway. The fully fitted kitchen has a range of eye level and base units with integrated electric hob, oven and extractor fan over.

The spacious lounge / dining room has a feature fireplace with electric fire insert and double-glazed doors, which open onto a Juliette balcony overlooking the gardens to the side. The double bedroom has the advantage of fitted wardrobes and the bathroom has a modern white suite comprising of a low-level WC, wash hand basin, pedestal and panelled bath with electric shower over.

The apartment has use of the well tended communal gardens, laundry room and visitors have access to the guest suite.

Hardys Court was built by McCarthy & Stone and consists of 38 apartments arranged over two floors. Each served by a lift. There are nine lots of two bedroom apartments and twenty nine one bedroom apartments within Hardys Court. 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 the vicinity of local shops, bus stops and local amenities.

To purchase an apartment: Residents must be over 60 years old and where there is a couple; one must be over 60 and the other over 55 years old.

For more information, or to arrange a viewing appointment, please contact Austin Estate Agents.

SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge 17' 7" > 9' 11" x 14' 7" > 8' 7" (5.36m > 3.03m x 4.45m > 2.62m)

Kitchen 7' 5" x 5' 9" (2.25m x 1.75m)

Bedroom One 12' 8" x 8' 10" (3.87m x 2.68m)

Bathroom

Communal Lounge

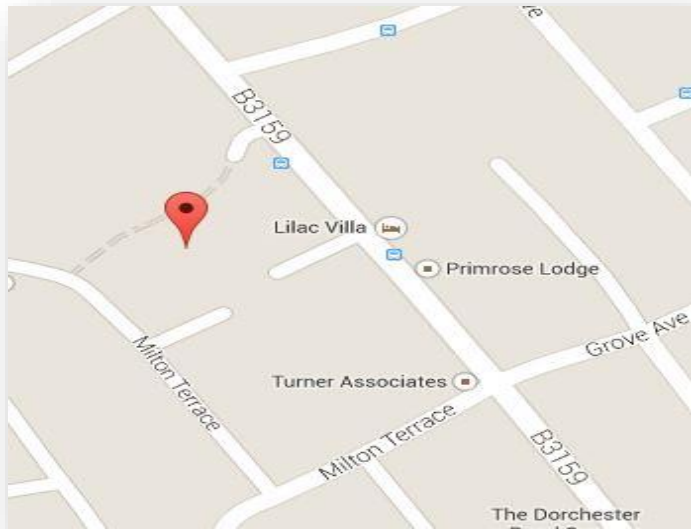
Communal Laundry

Communal Gardens

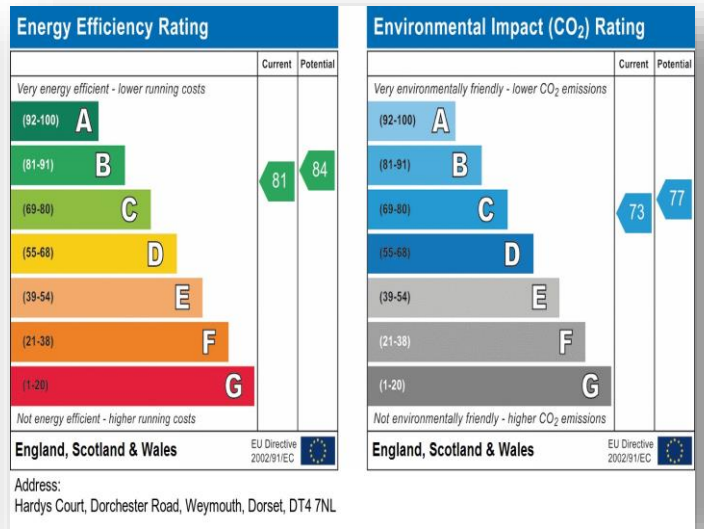




LOCATION:



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.