



wards
Residential

4 Coniston Court, Earl Shilton, LE9 7GZ
£145,000

NO CHAIN. LEASEHOLD - 965 YEARS REMAINING. OVER 55'S ONLY. A very well proportioned one bedroom link detached bungalow, situated on a sought after courtyard style development, within easy walking distance of Earl Shilton town centre and its wide range of amenities. Earl Shilton benefits from a Doctor's Surgery and convenient access to local bus routes to Hinckley, Nuneaton and Leicester. The accommodation briefly comprises: Entrance Hall, Kitchen, Lounge, Bedroom and Wet Room. Easy maintenance front and rear gardens and shared car parking area. UPVC double glazing and electric heating.

Entrance Hall

4 x 1.19 Metres

With UPVC front door and wooden flooring.

Kitchen

2.99 x 3.6 Metres

Fitted with a range of wooden base and wall units with grey granite effect work surfaces over and one and a half stainless steel sink and drainer. Integrated appliances include a single oven and electric hob with extractor over. Tiled splashbacks and flooring. UPVC double glazed windows to the front elevation.

Lounge

4.58 x 3.83 Metres

With electric fireplace on marble effect hearth with a wooden surround. UPVC patio doors to the rear elevation.

Bedroom

3.52 x 2.99 Metres

With fitted wardrobe and UPVC double glazed window to the rear elevation.



Wet Room

2.14 x 1.63 Metres

With a floating wash hand basin, low flush WC and walk in shower. Heated towel rail, full height tiled walls and vinyl flooring. UPVC double glazed window to the front elevation.

Outside

To the front elevation, the property is situated on an attractive courtyard style development with a slabbed and stoned low maintenance front gardens along with a store cupboard. To the rear, the low maintenance rear gardens are slabbed and enclosed by timber fencing with gated access from the front elevation. There is a shared car park for the development.

Leasehold Information

999 years from 2 November 1990 (Approximately 965 years unexpired).

The development is managed by the selling agent (Ward Surveyors Ltd). Maintenance charges are as below:

Service Charge - £335.83 per annum

Please note this property is restricted to buyers aged 55 and over.

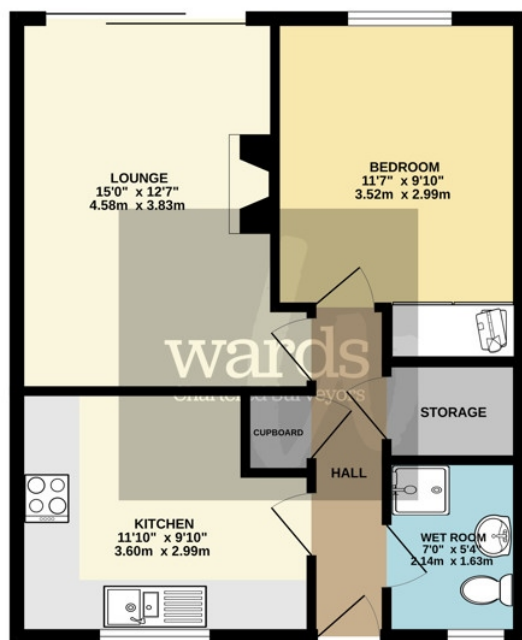
EPC Rating - D(65)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property

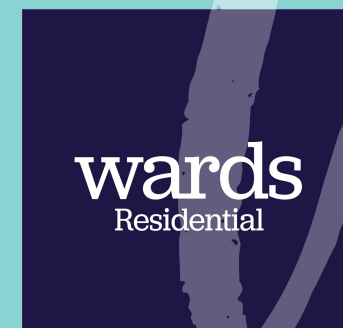


GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 494 sq.ft. (45.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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