



READINGS

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Hardwick Court

Leicester, LE3 0FN

70% Shared ownership £135,000



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, Leicester, LE3 0FN

This modern two-bedroom semi-detached bungalow is available on a 70% shared ownership basis for those aged 55 and over. It's part of a select retirement development just off Ashleigh Road—an ideal spot within easy walking distance of the local shops and amenities on Narborough Road and with regular bus links straight into the city centre.

The property is gas centrally heated and includes an entrance vestibule, a comfortable lounge, kitchen and a conservatory. From the inner hallway with built in storage, you'll find two bedrooms and a shower room.

Outside, there's a private rear garden, plus beautifully maintained communal gardens to the front and a residents' parking area.

A monthly service charge of £140.07 covers property insurance, maintenance and lighting of communal grounds, window cleaning, a heating service contract and a lifeline call system—among other things.

Offered with no onward chain, this property is ready for its new owners to move straight in.

Property Information

Tenure: Leasehold with a 99 year lease from 18th July 1997 (71 years remaining). Monthly service charge £140.07 payable to Amplius.

Local Authority: Leicester City Council

Council Tax Band: B

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

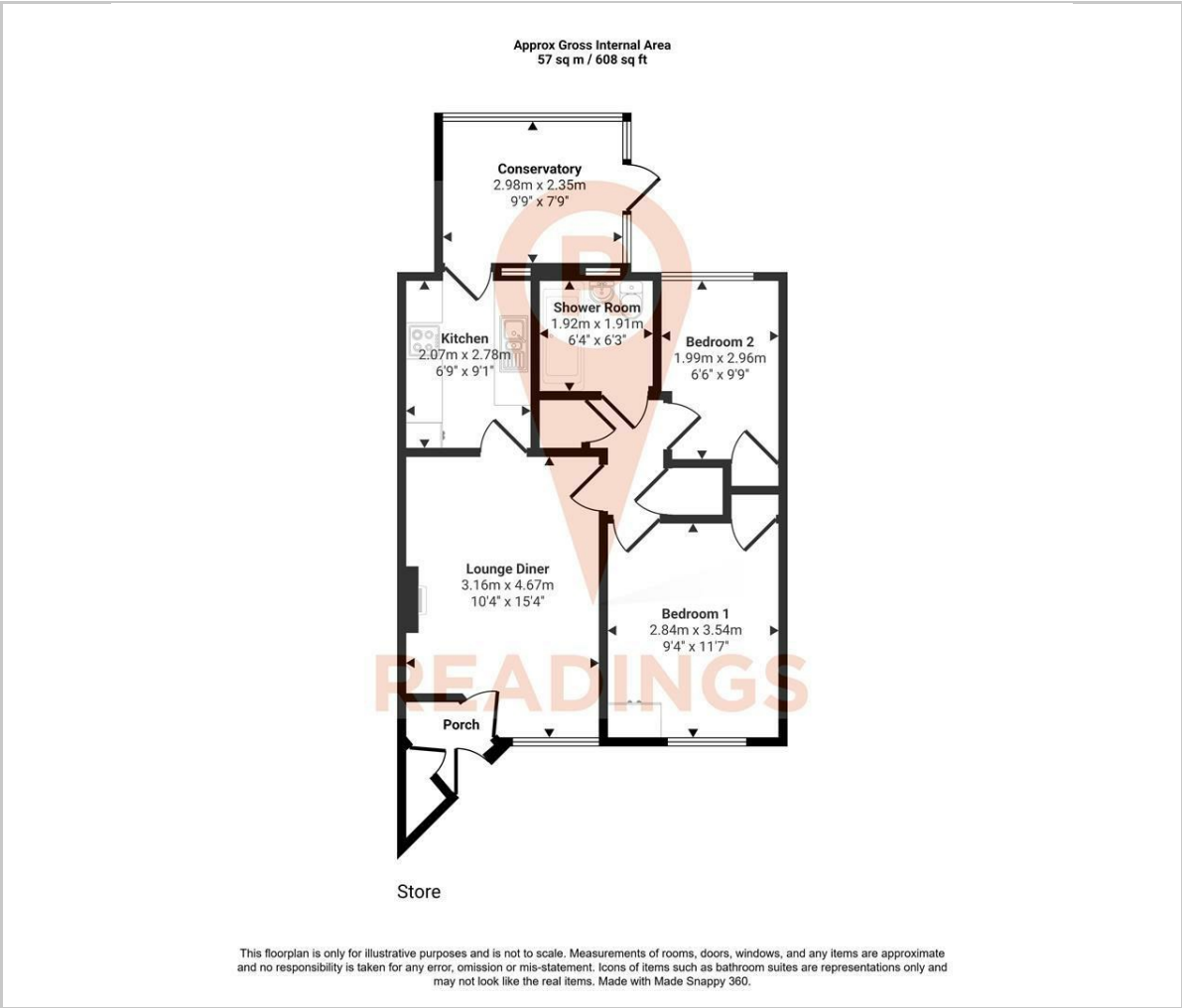
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



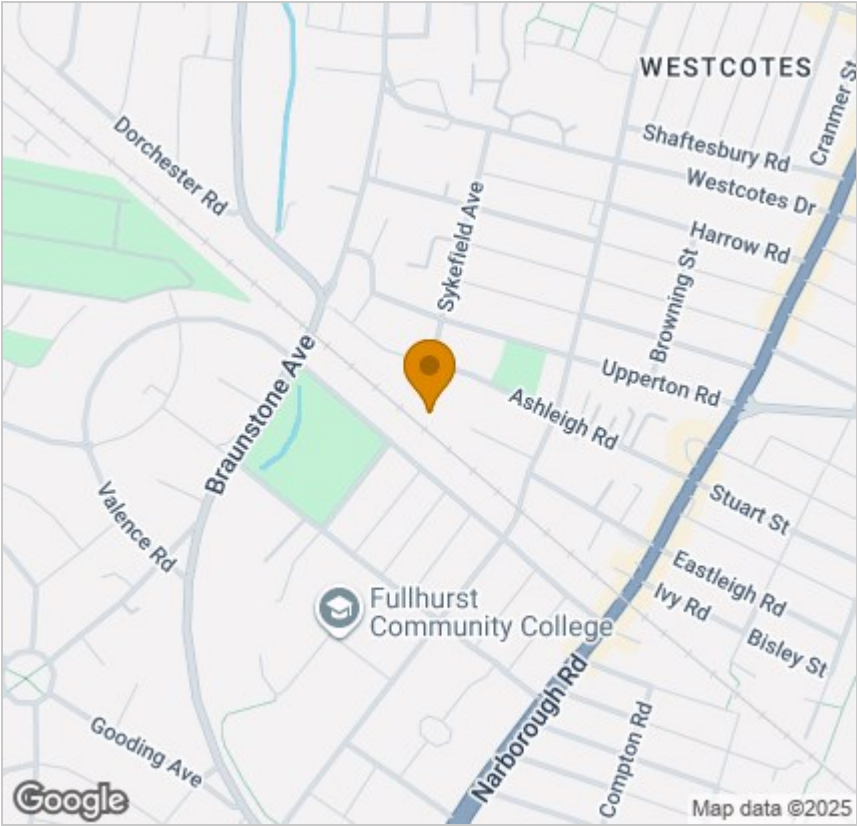
Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

