



33 Moat Hills Court , DN5 0DS

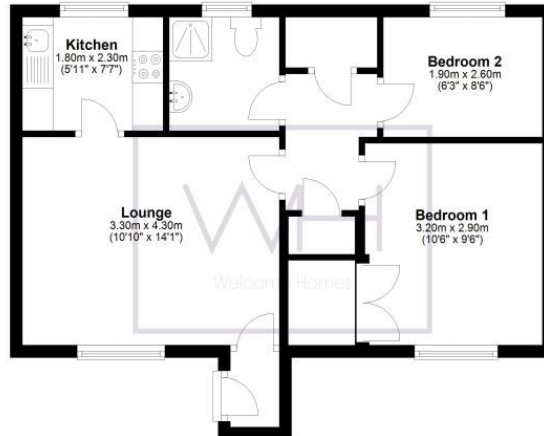
**£86,000 Offers In Region Of
Tenure Leasehold**

- **Warden Pull Cord System included**
- **No Chain**
- **Popular Location**
- **Situated in a quiet cul-de-sac**
- **Vacant Possession**
- **Over 55's**
- **MOTIVATED VENDORS**
- **5 min walk to Bentley train station**

****SHARED OWNERSHIP**** This well presented two bedroom semi-detached bungalow in a lovely residential estate is perfect for those wanting to downsize or move somewhere designed for accessibility. The property has two double bedrooms, large lounge/diner, kitchen, and bathroom with walk-in shower. Situated to the rear of Bentley Park and purpose built for those over 55 this lovely bungalow is in need of some modernisation but has fabulous potential with just a small renovation budget. Buyers of the bungalow will get a built in emergency pull cord system connected directly to a central call centre, as well as grounds maintenance and insurance included with the service charge. The property also benefits from being within walking distance to the local High Street with an array of shops, a doctors surgery, post office and transport links. Internal viewing is recommended - contact Welcome Homes to book a viewing

Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 45.6 sq. metres (490.5 sq. feet)

Floor plans are intended as a visual representation of the layout of the property. All measurements are approximate and should not be relied upon for furniture or flooring measurements
Plan produced using PlanUp.

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	90
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC