

Town & Country  
Property Agents

GRICE &  
HUNTER

Chartered Surveyors  
Est 1924



**32 LANCASTER COURT OFF HAYFIELD LANE  
AUCKLEY DN9 3PZ**

- A Modern Purpose Built First Floor 2 Bedroomed Apartment • PVCu Double Glazing and Gas Fired Central Heating • Secure Entry System • On site Car Parking •
- Offering well presented and easily managed contemporary accommodation •



**RICS**

**Price Guide: £45,500 On a 50% Shared Equity Basis**



**RICS**

Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## ACCOMMODATION

All measurements are approx. only

### Ground floor

**SHARED ENTRANCE LOBBY** with stairs leading to:-

**LOBBY** with 1 radiator.

**LOUNGE** (about 4.7m x 3.6m) having PVCu double glazed window and 1 radiator.

**KITCHEN** (about 3.9m x 2.3m) having range of modern units comprising base cupboard and drawer units, wall mounted cupboards, larder unit, work surfaces and stainless steel single drainer sink unit with mixer tap. Built-in stainless steel hob, oven and extractor hood over. Plumbing for automatic washer and wall mounted central heating boiler.

**BEDROOM 1** (about 4.3m x 3m) having 1 radiator and PVCu double glazed window.



**BEDROOM 2** (about 2.9m x 2.1m) having 1 radiator and PVCu double glazed window.

**BATHROOM** (about 3m x 1.7m) having modern suite comprising panelled bath with shower over, wash basin and w.c. Tiling to bath area, PVCu double glazed window and 1 radiator.

### OUTSIDE

Designated Car Parking Space.

## SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating system.

## TENURE

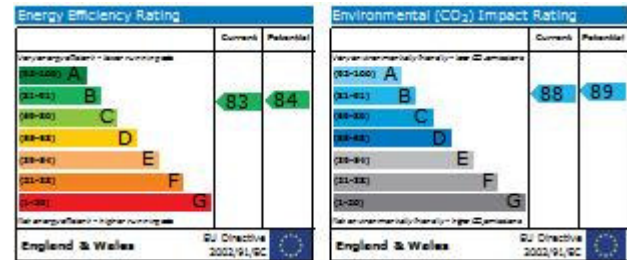
Leasehold. 125 year lease commencing 1<sup>st</sup> April 2007. There is a Service Charge currently approximately £173 per year (but assessed annually).

## TERMS OF SALE

This is a 50% shared equity scheme in which case the purchaser acquires 50% of the long leasehold interest and pays rental for the other 50%.

## ITEMS TO BE INCLUDED IN SALE

Washing Machine  
Full size Fridge Freezer  
TV plus freeview box with stand  
2 Wardrobes  
Bedroom Drawers Unit



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The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

#### Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.