

Shortheath Road
Moir, Swadlincote, DE12 6AP



This brand new luxury two bedroom, two bathroom park home is the ideal property to downsize to. Located on an over 55's park, this beautiful home is jam packed full of features including multiple reception rooms, en suite and a well equipped kitchen.

Offers Over £200,000



John German 

Located in the picturesque village of Moira, this brand new luxury home is a short distance away from local eateries, Conkers and countryside walks, and is only one and half miles from Ashby-de-la-Zouch.

The luxury park itself is accessed through large secure electric double gates with entry via a key fob, each unit has one parking space and a small pet is allowed. There is CCTV throughout the site.

You enter the property into the main entrance hall which is in the middle of the home. The dining room is located to the right hand side, benefitting from neutral décor and carpets, this room leads into the large lounge through double doors.

The lounge itself is very generous, this room has neutral décor, carpets and a feature fireplace and is flooded with natural light from the numerous windows.

The kitchen is located at the rear of the home, well appointed with both under counter and overhead cupboards and ample worktop space. A range of in built appliances include a washing machine, hob and extractor.

The second bedroom is quite spacious and has over bed built in storage, carpeted flooring and neutral décor. This room also benefits from its own bathroom which includes a bath, WC, wash hand basin and heated towel rail.

The master bedroom is again very generous with a dressing room area having built in storage and its very own en suite with a wash hand basin, WC, heated towel rail and shower.

We understand there is a ground rent cost of £220 per month.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29112023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A







Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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