



Connells

Oak Court Harbury Lane
Heathcote Warwick



Property Description

DETACHED TWO BEDROOM PARK HOME suitable for over 50s. The property is set within the beautifully kept site off the Harbury Lane. Perfect for retirement living and ample living accommodation throughout.

The property briefly comprises welcoming entrance hallway, generously sized lounge/dining room benefitting from ample natural light, separate kitchen, two bedrooms with en-suite to master and a separate shower room. Externally the property boasts beautifully maintained gardens wrapping around the property and a driveway providing off road parking for two cars.

Approach

Via steps leading up from the driveway giving access to the front door.

Entrance Hallway

Comprising a radiator, a double glazed window to side elevation and doors to the lounge and the study.

Study

5' 2" x 4' 7" (1.57m x 1.40m)

Housing the central heating boiler and comprising a fitted desk and a double glazed window to side elevation.

Lounge/dining Room

23' 1" max x 14' 7" max (7.04m max x 4.45m max)

Generous lounge/diner featuring an electric

fire place, two radiators and double glazed windows to front and side elevations.

Kitchen

12' 8" max x 9' 6" max (3.86m max x 2.90m max)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, gas hob with cooker hood over and space for a washing machine. Comprising laminate flooring, a radiator, a double glazed window and door to side elevation and a door to the inner hallway.

Inner Hallway

Comprising a radiator, storage cupboard and radiator and a door to both bedrooms and the family bathroom.

Bedroom One

15' 7" max x 9' 8" max (4.75m max x 2.95m max)

The master bedroom benefits from a fitted wardrobe and desk, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level WC, partly tiled walls, laminate flooring, a heated towel rail, and a double glazed window to rear elevation.

Bedroom Two

11' 10" max x 9' 6" max (3.61m max x 2.90m max)

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath, low level WC, partly tiled walls, laminate flooring, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Easy to maintain rear garden, being mainly laid to artificial grass with a patio area, planted borders and a shed.

Parking

Driveway providing off road parking for several cars.

Agent's Note

The property is suitable for over 50's. The property is leasehold and the current lease length is due to expire on 19th May 2038. The property is subject to management costs which are subject to change. For further details please contact the Branch.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online [connells.co.uk/Property/SPA312319](https://www.connells.co.uk/Property/SPA312319)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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