



**Connells**

Queensway  
Leamington Spa



### Property Description

Beautifully presented one bedroom first floor retirement apartment set in the well regarded Queensway Court over 55's development.

Queensway Court provides a wide array of communal facilities to suit every lifestyle. This includes a restaurant, bar, terrace, hairdressers, communal reception rooms, laundry etc. There is communal parking at the front and rear providing ample parking for guests. The development also provides an on-site manager, assisted living and additional care and assistance packages if needed.

### Communal Entrance

Communal entrance hallway with access to site facilities such as the hairdressers and cafe. Lifts leading to first floor.

### Entrance Hallway

Welcoming entrance hallway, having a built-in cupboard housing the central heating boiler, an electric radiator and doors to all rooms.

### Lounge Area

13' x 14' ( 3.96m x 4.27m )

Spacious, light and airy lounge area. Comprising a telephone entry system, an electric radiator, wood effect laminate flooring, doors leading to the balcony and an archway to the kitchen area.

### Kitchen Area

9' x 9' ( 2.74m x 2.74m )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, electric hob with cooker hood over and an integrated fridge/freezer.

## Bedroom

15' 1" x 11' 1" ( 4.60m x 3.38m )

Generously sized double bedroom. Comprising double wardrobes with sliding mirrored doors, an electric radiator, wood effect laminate flooring and a double glazed window to front elevation.

## Wet Room

Fitted with a three piece suite comprising a wash hand basin, an electric shower walk in shower, low level W/c, and a radiator.

## Parking

Communal parking to front and rear

## Agent's Note

The property is being sold at a 98% share as part of the shared ownership scheme.

The lease term is 125 years from 4th August 2014. The property is subject to management costs which are £5,559 per annum, this charge covers the following: rent, service charge, heating charge, water charge, ground rent, care charge and activity charge. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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**EPC Rating: B**

**view this property online [connells.co.uk/Property/SPA312888](http://connells.co.uk/Property/SPA312888)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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