



Connells

Willow Court Harbury Lane
Heathcote Warwick



Property Description

Detached two bedroom Park Home located within the beautifully maintained site in Harbury Lane. Suitable for over 50s, this property is ideal for retirement living and offers ample living space inside and out.

The property briefly comprises welcoming entrance hallway, spacious lounge which opens into the dining room and provides ample natural light, separate kitchen, two bedrooms with en-suite to master and the main family bathroom. The property to the outside, benefits from a beautifully maintained wrap-around garden and a driveway providing off road parking for two cars.

Approach

Via steps up to the front door.

Entrance Hallway

Welcoming entrance hallway, with storage cupboard, a radiator and doors to the dining room, both bedrooms and bathroom.

Lounge

19' 1" x 13' 1" max (5.82m x 3.99m max)

Generous, light and airy lounge having a feature fire place, two radiators, double glazed windows to front and side elevations and an archway to the dining room.

Dining Room

10' x 7' 10" (3.05m x 2.39m)

Comprising a double glazed window to side elevation.

Kitchen

10' 1" x 9' 1" (3.07m x 2.77m)

Fitted with wall and base units with complimentary work surfaces over , incorporating a sink and drainer unit. There is an electric oven, induction hob with cooker hood over, integrated fridge/freezer and space for a washing machine. Benefitting from two built-in storage cupboards and a radiator.

Bedroom One

14' x 9' 1" (4.27m x 2.77m)

Double bedroom comprising a radiator, a double glazed window to side elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle with electric shower, low level W/C, a radiator and a double glazed window to side elevation.

Bedroom Two

12' max x 10' 1" max (3.66m max x 3.07m max)

Double bedroom benefitting from built-in wardrobes and drawers, a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath, low level W/C, a radiator, an extractor fan and a double glazed window to side elevation.

Garden

Beautifully maintained wrap around garden, being mainly laid to lawn with a patio area.

Parking

Off-road parking for two 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. The current monthly pitch fees are £181.75. For further details please contact the Branch.









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

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/SPA312991

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.



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